

Key: 7608

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.281

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
URBANI ROBERT F PO BOX 176 HUMAROCK, MA 02047				73-7-10-0				171-A RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
URBANI ROBERT F				11/19/2015	A	150,000	(122710)				
URBANI MARJORIE E				08/27/2004	F	1	(105983)				
URBANI MARJORIE E/LIFE ES				06/29/2004	F	1	(105589)				

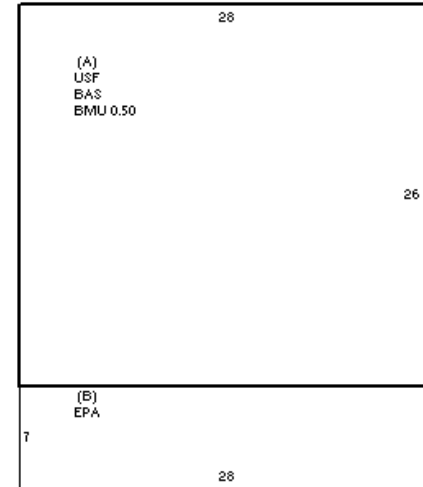
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
92-861	12/01/1992	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,000	HUM 1.00	100	1.00	100	1.00	495,000	3.95	90	0.90	RV2 1.25	404,080

DETACHED

TOTAL	9,017 SF		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK		NOTE			LAND	404,100	367,400
Inf1	FACTOR 100			BUILDING	147,100	142,900		
Inf2	PHY 100			DETACHED	9,900	9,400		
				OTHER	0	0		
				TOTAL		561,100	519,700	



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/22/2003
DGF	A	1.00	40 0.60	1972	286	54.75	9,400		
SHF	A	1.00	30 0.70		40	17.03	500		

BLDG COMMENTS: FY12 FR- CONV TO COLONIAL

BUILDING	CD	ADJ	DESC	MEASURE	12/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/8/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	350,129		
NET AREA	1,456	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	364		63.15	22,987	CONDITION ELEM	CD		
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	728	1951	213.28	155,270	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	728	1951	193.96	141,202	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	196		90.20	17,679	KITCHEN			
				FLOOR COVER	14	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT			
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1960 / 62
																		COND	48 48 %
																		FUNC	0
																		ECON	10
																		DEPR	58 % GD 42
																		RCNLD	\$147,100