

Key: 7627

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.300

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COSTELLO JOHN J & KERVIK JANE & KERVIK JANE L PO BOX 272 HUMAROCK, MA 02047				73-9-5-0				10 OCEAN FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COSTELLO JOHN J & KERVIK				01/10/1994	F	100	(85802)				
COSTELO J J & KERVIK JAN				11/07/1986	XX		(C00074260)				
MCLAUGHLIN EDWARD A JR AN				01/01/1977	QS	32,500	(C00057266)				

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	%
08-437	09/15/2008	3	ALTERATIONS	55,000	09/09/2009	SJ	100	100
89-442	08/09/1989	1	NEW CONST				100	100
89-443	08/09/1989	4	DEMO				100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,425 HUM	1.00	100	1.00	748,000	5.44	100	1.00	WF7	1.70	600,670

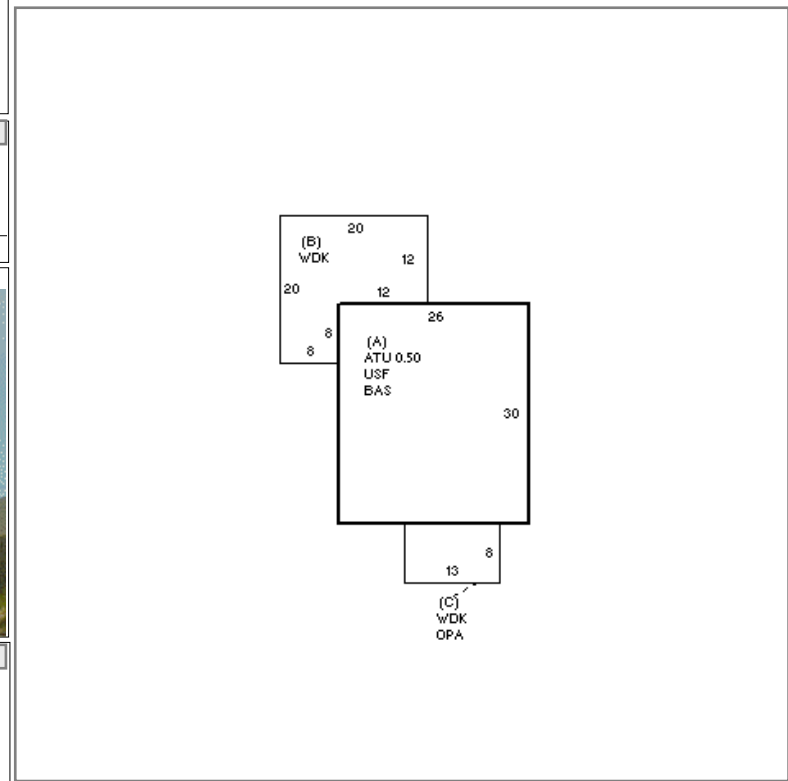
TOTAL	6,403 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	600,700	513,900		
Infl1	FACTOR 100		BUILDING	336,800	313,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	937,500	827,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/9/2009	SJ
MODEL	1		RESIDENTIAL	LIST	9/9/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	426,344
NET AREA	1,560	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	780	1989	254.48	198,493	CONDITION ELEM	CD
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	780	1989	231.42	180,508	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	390		44.40	17,316	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	408		46.08	18,800	KITCHEN	
				FLOOR COVER	13	COMB	1.00	C	OPA	N	OPEN PORCH	104		61.80	6,427	BATHS	
				INT FINISH	2	DRYWALL	1.00									HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	
				FUEL SOURCE	99	N/A	1.00										



CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$4,800
# UNITS	1	1.00

EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$336,800