

Key: 7629

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.302

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NEWCOMB CHARLES A TR & VIRGINIA C TR PO BOX 313 HUMAROCK, MA 02047				73-9-7-0				6 OCEAN FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEWCOMB CHARLES A TR & VIRGINIA C & CHAR				08/11/2021	F	100	1 (132497)				
TOCCI CARMELA M & NEWCOMB				03/07/2019	F	100	(128191)				
				07/25/2014	F	100	(120729)				

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	%
22-0150	02/15/2022	7	OTHERS		06/15/2022	JD	100	100
22-0150	02/15/2022	3	ALTERATIONS	118,000	06/15/2022	JD	100	50
22-0150	02/15/2022	3	ALTERATIONS	118,000	06/02/2023	NC	100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,725 HUM	1.00	100	1.00	100	1.00	748,000	5.21	100	1.00	WF7 1.70	601,940

TOTAL	6,725 SF	ZONING		FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	601,900	515,000			
Inf1	FACTOR 100		BUILDING	442,800	346,600			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
		<b>TOTAL</b>		<b>1,044,700</b>	<b>861,600</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/2/2023	NC
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/5/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	1,881	DETAIL ADJ	1.040
\$NLA(RCN)	\$314	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	9	\$8,237	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,765		45.43	80,185
+	BAS	L	BASE AREA	1,017	1964	233.20	237,161
+	USF	L	UPPER STORY FIN	864	1964	212.07	183,227
C	PTA	N	PATIO	1,990		16.39	32,616
D	OPA	N	OPEN PORCH	49		56.66	2,776
+	WDK	N	WOOD DECK	748		42.24	31,595
	BMG	O	BSMT GARAGE	2		2,740.10	5,480
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	590,340
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	1988 / 34
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$442,800

