

Key: 7637

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.309

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
BAKULA WILLIAM & MARIANNE PO BOX 253 13 OCEAN FRONT ST HUMAROCK, MA 02047		73-8-13-0		13 OCEAN FRONT ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		08/05/2021	U	515,000	(132474)
		12/01/2020	F	100	(131184)
		04/07/2014	A	100	(120270)

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 %
G22-1032	11/21/2022	3	ALTERATIONS	3,500	06/14/2023	JD	100 100
06-285	05/13/2006	3	ALTERATIONS	7,000	09/11/2006	SJ	100 100
90-130	04/06/1990	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,500	HUM	1.00	100	1.00	100	1.00	1.00	WV3	1.35	469,710

TOTAL	4,487 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	469,700	427,000		
Inf1	FACTOR 100		BUILDING	136,400	114,200		
Inf2	PHY 100		DETACHED	700	700		
			OTHER	0	0		
			TOTAL	606,800	541,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8 X 9		72	16.65	700



BLDG COMMENTS
NOT IN MLS

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2022	JM
MODEL	1		RESIDENTIAL	LIST	5/9/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	5/2/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	748	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	748	1953	212.81	159,185
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	784		38.40	30,106
				ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	20		51.50	1,030
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
				FLOOR COVER	14	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,083.00	1,083
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	200,622
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$136,400

