

Key: 7642

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.314

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|--------------------|--|-----------------|--|--|--|
| RILEY JOHN T & BEVERLY A S/O RILEY JOHN T TR & PO BOX 711 HUMAROCK, MA 02047 | | | | 73-8-4-0 | | | | 13 OLD MOUTH RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| RILEY JOHN T TR & RILEY JOHN T & BEVERLY A COLTER DAVID E | | | | 02/21/2023 | V | 10 (135079) | | | | | |
| | | | | 12/01/1983 | QS | 90,000 (68610) | | | | | |
| | | | | 01/01/1970 | QS | 14,500 (C00044680) | | | | | |

| 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 | % |
| | | 6 | CYCL GROWTH | | | | 100 | 100 |

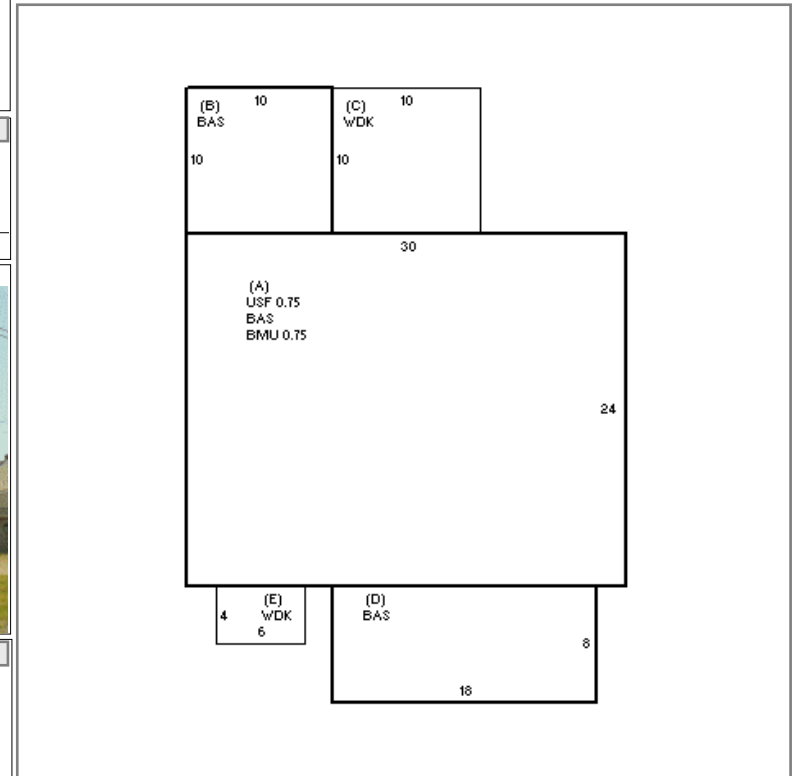
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 4,500 | HUM 1.00 | 100 | 1.00 | 100 | 1.00 | 550,000 | 7.65 | 100 | 1.00 | RV2 1.25 | 434,910 |

| TOTAL | 4,487 SF | ZONING | | FRNT | 49 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|----------|---------|---------|----------|----------------|----------------|
| Ngh | HUMAROCK | NOTE | | | | LAND | 434,900 | 395,400 |
| Inf1 | FACTOR 100 | | BUILDING | 247,500 | 233,200 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | | 682,400 | 628,600 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS
FY12 FR- CAPE TO COLONIAL



| BUILDING | CD | ADJ | DESC | MEASURE | 10/26/2015 | SJ |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/26/2015 | 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%] | | | |

| YEAR BLT | 1955 | SIZE ADJ | 1.000 |
|--------------|-------|------------|---------|
| NET AREA | 1,504 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$239 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 7 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| BATHROOMS | | 1 | 1.00 |
| # 1/2 BATHS | | 1 | 1.00 |
| TOT FIXTURES | | 5 | \$4,000 |
| # UNITS | | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|-----|-----|------------|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 540 | | 58.64 | 31,668 |
| EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 540 | 1955 | 194.38 | 104,967 |
| ROOF SHAPE | 6 | SALTBOX | 1.00 | + | BAS | L | BASE AREA | 964 | 1955 | 213.75 | 206,056 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | WDK | N | WOOD DECK | 124 | | 38.40 | 4,762 |
| FLOOR COVER | 14 | COMB | 1.00 | F11 | O | FPL 1S 10P | | 1 | | 7,281.00 | 7,281 |
| INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | |
| FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | |

| TOTAL RCN | 358,734 | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EXTERIOR | | |
| INTERIOR | | |
| KITCHEN | | |
| BATHS | | |
| HEAT | | |
| ELECT | | |
| EFF.YR/AGE | 1972 / 50 | |
| COND | 31 | 31 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 31 | % GD 69 |
| RCNLD | \$247,500 | |