Key: 7645

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,317

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'DOWD KEVIN C & KARIN M PO BOX 643 HUMAROCK, MA 02047	73-8-8-0	21 OLD MOUTH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'DOWD KEVIN C & KARIN M	07/01/2011	T	385,000	(116228)
MURPHY GERTRUDE H TRUSTEE	12/14/2001	F		(100473)
MURPHY GERTRUDE H	04/21/1988	XX		(C00076864)

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	%
13-343	06/04/2013	3	ALTERATIONS	7,000	06/17/2014	MR	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,688	HUM 1.00	100 1.00	100 1.00	550,000	7.36	100 1.00	RV2 1.25			435,650

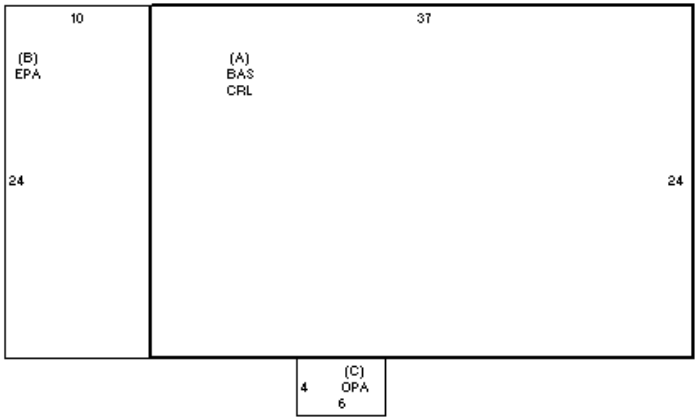
TOTAL	4,704 SF	ZONING		FRNT	161
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	435,700	396,100
BUILDING	146,400	136,500
DETACHED	500	500
OTHER	0	0
TOTAL	**582,600**	**533,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			40	17.03	500

PHOTO 06/17/2014



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/27/2015	SJ
LIST	10/27/2015	EST
REVIEW	7/1/2014	TD

BLDG COMMENTS

FY12 FR- COTT TO RANCH

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	888	DETAIL ADJ	0.722
$NLA(RCN)	$226	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,733
# 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	888		10.90	9,683
A	BAS	L	BASE AREA	888	1956	178.98	158,938
B	EPA	N	ENCLOSED PORCH	240		90.20	21,648
C	OPA	N	OPEN PORCH	24		51.50	1,236
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	200,519
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 42		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	$146,400		