

Key: 7675

Town of SCITUATE - Fiscal Year 2024

LEGAL

LAND

CURRENT OWNER							PARCEL ID				LOCATION			
FARINA JOHN A & TRS FARINA JOSEPHINE A TRS 31 CHILTERN ROAD WESTON, MA 02493							73-5-11-0				12 OCEAN DR			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
FARINA JOHN A & TRS							11/23/2018	F	100	(127796)				
FARINA JOHN A & JOSEPHINE							01/01/1965	QS		(35379)				
ROCKWOOD RALPH P AND ROSE							01/01/1950	XX		(C00013886)				
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	8,642	HUM 1.00	100	1.00	748,000	4.11	100	1.00	WF7	1.70	609,320		

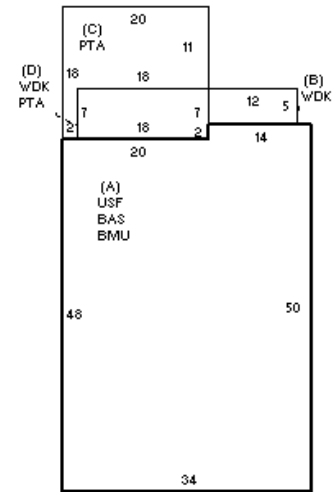
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
92-852	12/04/1992	3	ALTERATIONS				100	100
92-853	12/01/1992	3	ALTERATIONS				100	100
89-432	08/07/1989	2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100

TOTAL	8,642 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	609,300	521,400		
Infl1	FACTOR 100		BUILDING	254,400	250,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			TOTAL	863,700	772,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- CONV TO COLONIAL



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/26/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/4/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,320	DETAIL ADJ	0.960	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96
CAPACITY				ROOF SHAPE	2	HIP	1.00
STORIES	2		1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8		1.00	FLOOR COVER	14	COMB	1.00
BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	99	N/A	1.00
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	6		\$5,530				
# UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	795,151
A	BMU	N	BSMT UNFINISHED	1,660		50.17	83,276		
A	BAS	L	BASE AREA	1,660	1949	215.16	357,162	CONDITION ELEM	CD
A	USF	L	UPPER STORY FIN	1,660	1949	195.66	324,800	EXTERIOR	
+	WDK	N	WOOD DECK	186		46.08	8,570	INTERIOR	
+	PTA	N	PATIO	360		17.88	6,437	KITCHEN	
	FPL	O	FIREPLACE	1		9,375.60	9,376	BATHS	
EFF.YR/AGE									1952 / 70
COND									64 64 %
FUNC									4 PARTIAL HEAT
ECON									0
DEPR									68 % GD 32
RCNLD									\$254,400