

Key: 7682

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.354

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
STANGL CYNTHIA F 5 RACHELS WAY SCITUATE, MA 02066				73-5-19-0				22 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
STANGL CYNTHIA F				11/18/2015	F	1 (122702)					
FAY WILLIAM L & KATHLEEN				01/01/1967	QS	(38571)					
HUGHES MARIE J;MCCABE ELE				01/01/1963	QS	10,000 (C00032378)					

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	%
21-1165	08/17/2021	3	ALTERATIONS	77,470	06/15/2022	JD	100	100
91-918	12/23/1991	3	ALTERATIONS				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	4,250 HUM	1.00	100	1.00	100	1.00	748,000	8.09	100	1.00	WF7 1.70	590,110

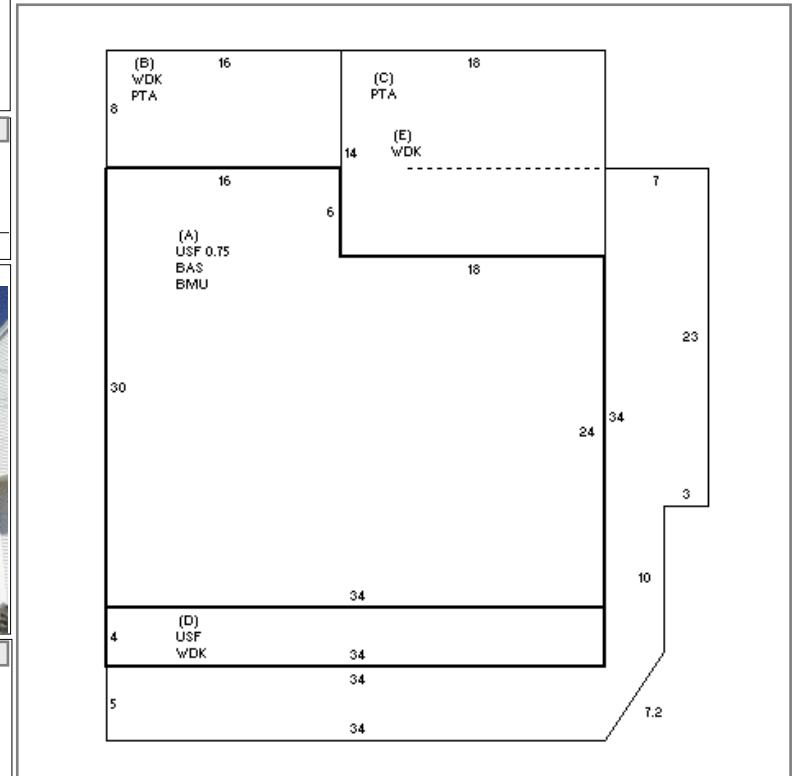
TOTAL	4,269 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	590,100	504,900
Inf1	FACTOR 100		BUILDING	485,900	432,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>1,076,000</b>	<b>937,100</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/4/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,732	DETAIL ADJ	1.133
\$NLA(RCN)	\$326	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$6,526
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	912		58.15	53,032
A	BAS	L	BASE AREA	912	1986	281.73	256,939
+	USF	L	UPPER STORY FIN	820	1986	256.20	210,088
+	PTA	N	PATIO	380		17.88	6,794
+	WDK	N	WOOD DECK	647		46.08	29,814
ODS	O	O	OUT DOOR SHOWER	1		1,824.00	1,824

TOTAL RCN	565,016
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86

RCNLD	\$485,900
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