

Key: 7683

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.355

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
RAFTERY JAMES M & FRANCES M TR 30 SANBORN AVE WEST ROXBURY, MA 02132		73-5-18-0		20 HUMAROCK BEACH	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RAFTERY JAMES M & FRANCES MEDAGLIA A J & DELIBERO R HAUGH ANNE T &		09/04/2003 03/31/1995 01/01/1976	F H XX	100 30,289	(104040) D38097- (C00054321)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
00-205	05/12/2000	3	ALTERATIONS			100
99-395	07/26/1999	3	ALTERATIONS			100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,000	HUM 1.00	100	1.00	748,000	8.57	100	1.00	WF7	1.70	588,670

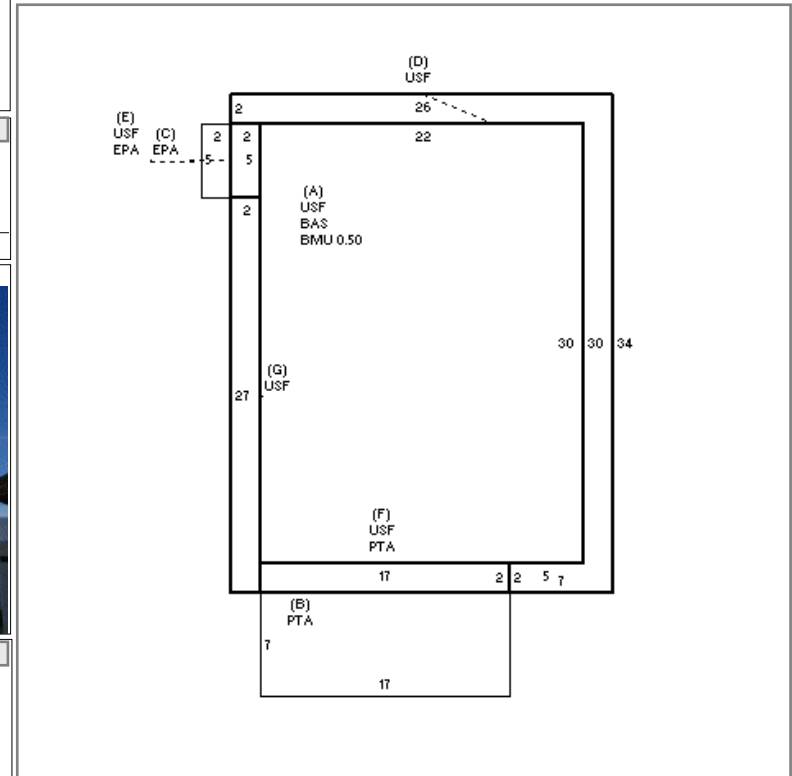
TOTAL	4,000 SF	ZONING	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	588,700	503,700
Inf1	FACTOR 100		BUILDING	244,000	227,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	832,700	730,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/28/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	348,597
NET AREA	1,544	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	330		63.15	20,840		
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	660	1941	212.49	140,241		
				ROOF SHAPE	1	GABLE	1.00	+	PTA	N	PATIO	153		14.90	2,280		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	20		90.20	1,804		
				FLOOR COVER	14	COMB	1.00	+	USF	L	UPPER STORY FIN	884	1941	193.23	170,819		
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813		
				HEATING/COOLING	99	N/A	1.00										
				FUEL SOURCE	99	N/A	1.00										



CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		6	\$4,800
# UNITS		1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 1985 / 37	
COND	26 26 %
FUNC	4 PARTIAL HEAT
ECON	0
DEPR	30 % GD 70
RCNLD	\$244,000