Key: 7689

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,361

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STANGL DAVID P & CYNTHIA F S/O K & K HUMAROCK LLC 14 TICHNOR COURT SCITUATE, MA 02066	73-6-4-0	7 OCEAN DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
K & K HUMAROCK LLC	08/01/2023	F	1	(87807)
STANGL DAVID P & CYNTHIA	03/29/1995	QS	140,000	(87807)
DEVANEY JAMES W & PAMELA	11/10/1980	XX		64231-0

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

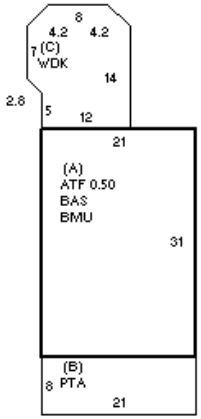
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1002	09/26/2022	3	ALTERATIONS	36,800	06/02/2023	NC	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	HUM 1.00	100 1.00	100 1.00	594,000	6.92	100 1.00	WV3 1.35			471,780

TOTAL	5,009 SF	ZONING		FRNT	50
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	471,800	428,900
BUILDING	148,100	96,300
DETACHED	0	0
OTHER	0	0
TOTAL	**619,900**	**525,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/02/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/13/2010	PL
LIST	12/13/2010	EST
REVIEW	7/5/2023	MR

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	977	DETAIL ADJ	1.100
$NLA(RCN)	$292	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,640
# 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	651		54.39	35,410
A	BAS	L	BASE AREA	651	1948	264.34	172,087
A	ATF	L	ATTIC FINISH	326	1948	170.79	55,679
B	PTA	N	PATIO	168		14.90	2,503
C	WDK	N	WOOD DECK	217		38.40	8,333
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	284,891
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1960 / 62	
COND	48	48 %
FUNC	0	
ECON	0	
DEPR	48	% GD 52
RCNLD		$148,100