

Key: 7702

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.374

LEG  
AL  
LAND

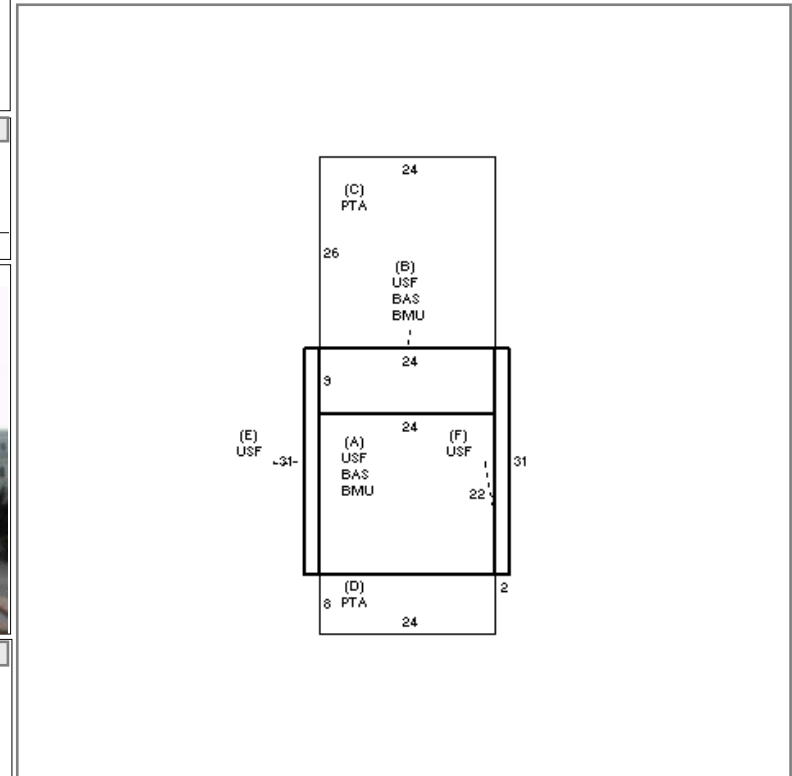
CURRENT OWNER				PARCEL ID				LOCATION					
GRACE DOUGLAS W & BARBARA E TRS P O BOX 765 24 FRANKLIN STREET HUMAROCK, MA 02047				73-6-17-0				24 FRANKLIN ST					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				GRACE DOUGLAS W & GRACE DOUGLAS W & BARBARA GREATOREX FREDERICK J				11/04/2022 04/24/2020 03/01/2005	F U F	1 570,000 1	(134711) (130098) (106884)		
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	HUM 1.00	100	1.00	100	1.00	550,000	6.92	100	1.00	R08 1.25	436,830

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	%
		7	OTHERS		09/24/2020	JD	100	100
		2	ADDITIONS				100	100

DE  
TACH  
ED

TOTAL	5,009 SF	ZONING	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E	LAND	436,800	397,100		
Inf1	FACTOR 100		BUILDING	320,400	297,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL				757,200	694,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



B  
U  
I  
L  
D  
I  
N  
G

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2020	JD
MODEL	1		RESIDENTIAL	LIST	9/24/2020	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%]			

BLDG COMMENTS
not in mls

Y  
E  
A  
R  
B  
L  
T

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	1,612	DETAIL ADJ	1.020
\$NLA(RCN)	\$239	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,896	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT 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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	744		51.78	38,527
+	BAS	L	BASE AREA	744	1952	214.59	159,652
+	USF	L	UPPER STORY FIN	744	1985	195.14	145,186
+	PTA	N	PATIO	816		14.90	12,158
+	USF	L	UPPER STORY FIN	124	1952	195.15	24,198
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUT DOOR SHOWER	1		1,369.00	1,369

TOTAL RCN	385,986
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$320,400