

Key: 7706

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.378

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DONNER MEGAN FENTON & PARKER 130 CABOT ST MILTON, MA 02186				73-6-21-0				135 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONNER MEGAN FENTON & PAR				04/15/2020	QS	889,000	(130061)				
RAFTERY DAVID & PAULA				11/08/2002	F	1	(102356)				
RAFTERY DAVID & PAULA & J				08/04/1998	XX		(C00093856)				

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	%
15-448	05/24/2018	1	NEW CONST	270,000	05/24/2018	JD	100	100
15-448	07/21/2015	4	DEMO		06/01/2016	SJ	100	100
15-448	07/21/2015	1	NEW CONST	270,000	06/01/2016	SJ	100	5
15-448	07/21/2015	1	NEW CONST	270,000	06/07/2017	SJ	100	10
86-552	09/19/1986	3	ALTERATIONS				100	100

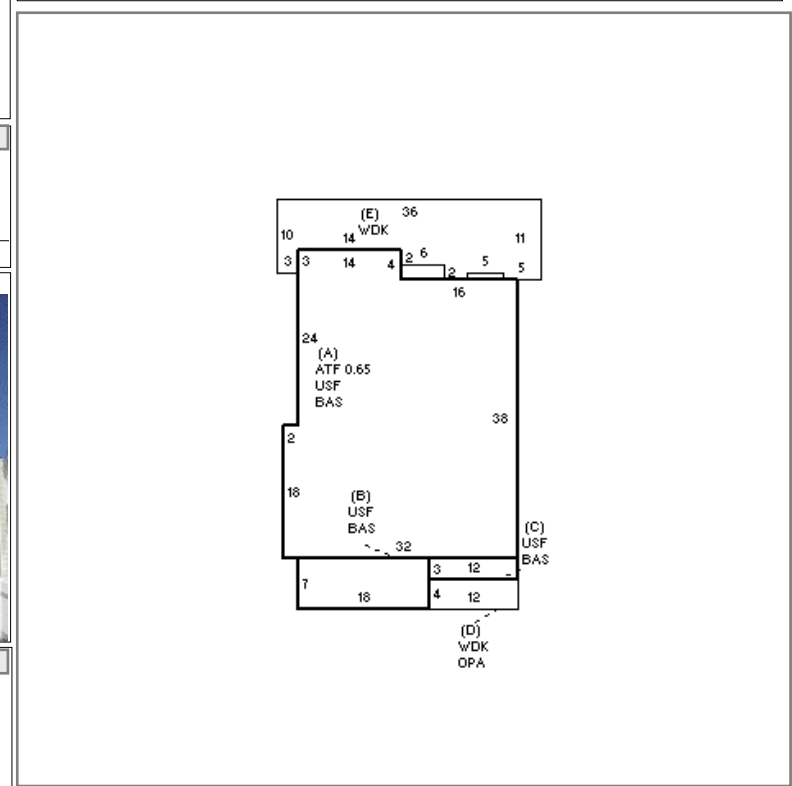
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	HUM 1.00	100	1.00	100	1.00	550,000	6.92	100	1.00	R08 1.25	436,830

TOTAL	5,009 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	436,800	397,100		
Inf1	FACTOR 100		BUILDING	719,700	678,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,156,500	1,075,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	5/24/2018	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2018	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/22/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,589	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,394	2018	224.10	312,392
\$NLA(RCN)	\$209	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,394	2018	203.79	284,087
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	801	2018	144.79	115,979
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	48		61.80	2,966
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	368		46.08	16,957
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		6,667.20	6,667
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	749,704
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$719,700