Key: 7710

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,382

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PROFIT STEPHEN E ETAL TRS C/O KAREN ARAYA TR 7 COLUMBUS AVE ASHLAND, MA 01721	73-6-24-0	141 RIVER ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PROFIT STEPHEN E ETAL TRS	04/09/2019	F	10	(128340)
PROFIT RONALD E TR &	05/22/2015	F	100	(121855)
PROFIT RONALD E & MARY H	01/01/1974	QS		(52190)

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

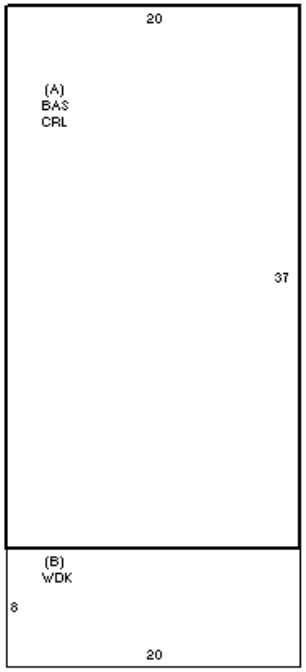
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-212	04/28/2016	3	ALTERATIONS	4,000	08/25/2016	SJ	100	100
02-369	07/08/2002	3	ALTERATIONS				100	100
92-558	07/01/1992	3	ALTERATIONS				100	100
89-336	06/29/1989	3	ALTERATIONS				100	100

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	550,000	6.92	100 1.00	RV2 1.25			436,830

TOTAL	5,009 SF	ZONING		FRNT	52
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	436,800	397,100
BUILDING	71,500	69,800
DETACHED	200	200
OTHER	0	0
TOTAL	**508,500**	**467,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			20	17.03	200

PHOTO 09/22/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [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	3/4/2011	ER

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	740	DETAIL ADJ	0.708
$NLA(RCN)	$219	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,699
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	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	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	740		11.58	8,570
A	BAS	L	BASE AREA	740	1940	187.45	138,716
B	WDK	N	WOOD DECK	160		38.40	6,144
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	162,410
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$71,500