

Key: 7711

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.383

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOOD DARREN C & SARAH 26 GLENDON ROAD NEEDHAM, MA 02492				73-6-25-0				143 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOOD DARREN C & SARAH McDERMOTT THOMAS M McDERMOTT, T M MM J & D B				10/22/2021 08/02/1999 05/05/1987	V A XX	665,000 76,000	(132888) (95925) (C00075133)				

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	%
16-267	05/20/2015	3	ALTERATIONS	800	08/25/2016	SJ	100	100
15-299	05/12/2015	3	ALTERATIONS	20,500	08/26/2015	SJ	100	100
15-99	03/05/2015	3	ALTERATIONS	2,500	08/26/2015	SJ	100	100
14-230	05/09/2014	3	ALTERATIONS	2,000	06/17/2014	MR	100	100
12-248	05/01/2012	3	ALTERATIONS	3,000	09/06/2012	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,009	HUM	1.00	1.00	550,000	6.92	1.00	RV2	1.25		436,830

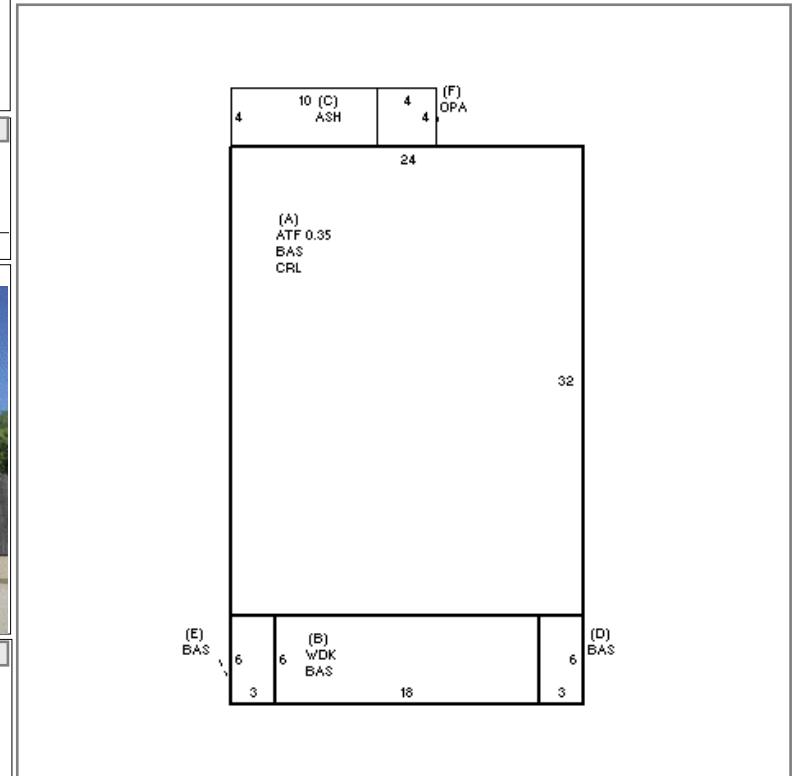
  

TOTAL	5,009 SF	ZONING	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	436,800	397,100		
Infl1	FACTOR 100		BUILDING	153,800	136,900		
Infl2	PHY 100		DETACHED	9,200	8,800		
			OTHER	0	0		
			TOTAL	599,800	542,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70	12 X 20	240	54.75	9,200



BLDG COMMENTS		
xtra sink	MEASURE	6/15/2022 JM
	LIST	6/15/2022 EST
	REVIEW	5/9/2022 JD



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JM
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	5/9/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	240,325		
NET AREA	1,181	DETAIL ADJ	0.867	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	768		11.44	8,786	CONDITION ELEM	CD		
\$NLA(RCN)	\$203	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	269	1950	127.30	34,243	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	912	1950	197.02	179,681	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	108		38.40	4,147	KITCHEN	A		
				FLOOR COVER	14	COMB	1.00	C	ASH	N	ATT SHED	40		22.35	894	BATHS	A		
				INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	16		51.50	824	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F	FPL	O	FIREPLACE	1		7,813.00	7,813	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	O	ODS	O	OUT DOOR SHOWER	1		1,163.00	1,163				
																		EFF.YR/AGE	1968 / 54
																		COND	36 36%
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$153,800