

Key: 7712

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.384

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BURNS THOMAS J 84 COLBERG AVENUE ROSLINDALE, MA 02131				73-6-26-0				145 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BURNS THOMAS J				11/18/2022	V	10 (118768)					
BURNS GRACE M TR &				03/25/2013	V	1 (118768)					
BURNS GRACE M				01/01/1967	QS	8,000 (39713)					

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		06/13/2023	JD	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	RV2 1.25	436,830

TOTAL	5,000 SF	ZONING	FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	436,800	397,100
Inf1	FACTOR 100		BUILDING	116,100	71,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	552,900	468,300

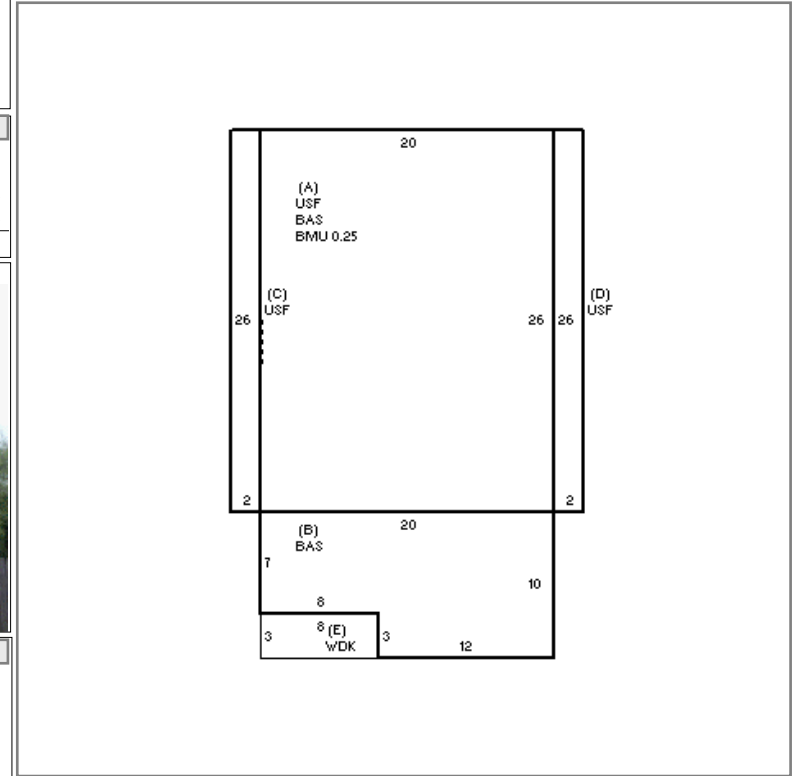
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

VACANT

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,320	DETAIL ADJ	1.020
\$NLA(RCN)	\$231	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,080	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	130		63.15	8,210
+	BAS	L	BASE AREA	696	1940	225.12	156,685
+	USF	L	UPPER STORY FIN	624	1940	204.72	127,748
E	WDK	N	WOOD DECK	24		38.42	922
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	305,458
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	
ELECT	O
EFF.YR/AGE	1953 / 69
COND	62 62%
FUNC	0
ECON	0
DEPR	62 % GD 38
RCNLD	\$116,100