

Key: 7716

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.388

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FARRELL CINDI B S/O MC HUGH MICHAEL 25 BLACKSMITH DRIVE NEEDHAM, MA 02492				73-6-30-0				153 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MC HUGH MICHAEL				07/26/2023	V	675,000 (135680)					
FARRELL CINDI B TR				04/14/2023	V	1 (135268)					
FARRELL CINDI B				05/27/1997	V	155,000 (91446)					

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	%
06-322	06/02/2006	3	ALTERATIONS	2,000	09/13/2007	SJ	100	100

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

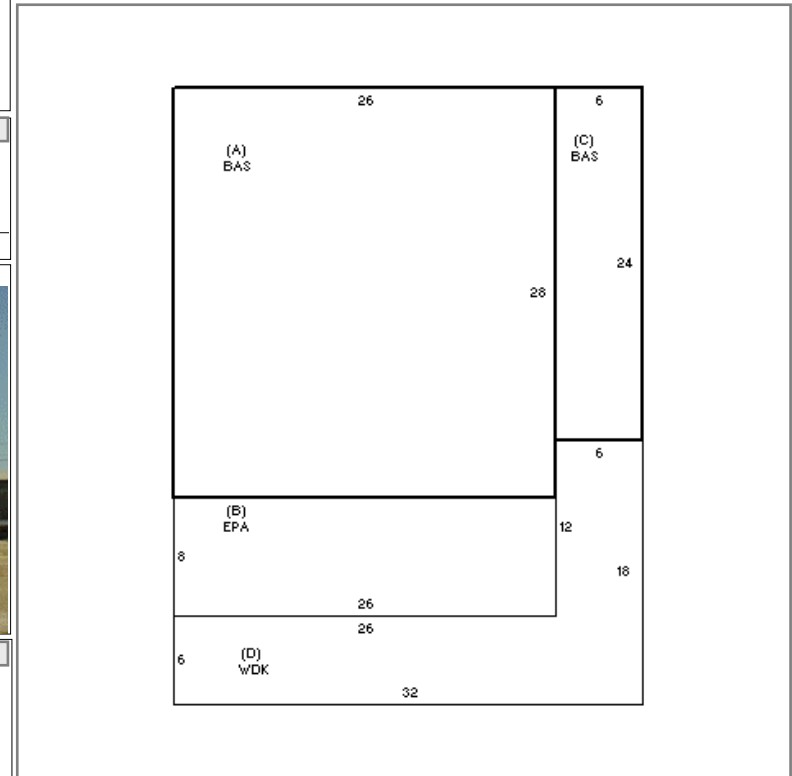
TOTAL	5,009 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	436,800	397,100
Infl1	FACTOR 100		BUILDING	147,900	125,800		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL		584,900	523,100	

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



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/13/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	872	DETAIL ADJ	0.807
\$NLA(RCN)	\$246	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,937	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
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	99	N/A	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	872	1950	201.42	175,636
B	EPA	N	ENCLOSED PORCH	208		90.20	18,762
D	WDK	N	WOOD DECK	264		38.40	10,138
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	214,286
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$147,900