

Key: 7718

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.390

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'BRIEN MARK S & KRISTIN M PO BOX 347 157 RIVER ST HUMAROCK, MA 02047				73-6-32-0				157 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
O'BRIEN MARK S & KRISTIN				09/07/2010	V	420,000		(115110)			
POLLARA ROBERT & MARTIN D				04/06/1995	V	1		(87856)			
POLLARA ANTHONY R AND CAR				01/01/1970	QS	14,000		(C00043987)			

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	%
89-198	05/03/1989	3	ALTERATIONS				100	100
		7	OTHERS				100	100

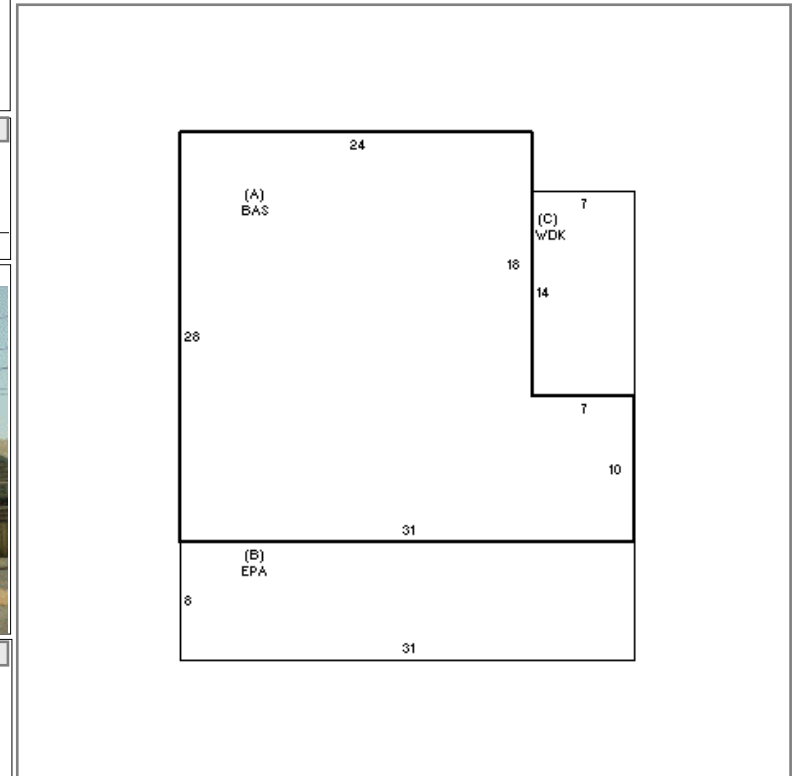
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,009	HUM	1.00	100	1.00	100	1.00	RV2	1.25		436,830

TOTAL	5,009 SF	ZONING	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	436,800	397,100
Inf1	FACTOR 100		BUILDING	142,100	128,300		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
					TOTAL	579,500	526,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



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	+	1.10	AVG +/GOOD - [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	206.014			
NET AREA	742	DETAIL ADJ	0.775	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	742	1950	225.35	167,212	CONDITION ELEM	CD			
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96	B	EPA	N	ENCLOSED PORCH	248		99.22	24,607	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	98		42.24	4,139	INTERIOR				
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009	KITCHEN				
				FLOOR COVER	14	COMB	1.00		GEN	O	GENERATOR	1		0.00		BATHS				
				INT FINISH	1	PLASTER	1.00									HEAT				
				HEATING/COOLING	99	N/A	1.00									ELECT				
				FUEL SOURCE	99	N/A	1.00													
																		EFF.YR/AGE	1972 / 50	
																		COND	31 31 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	31 % GD 69	
																		RCNLD	\$142,100	