

Key: 7720

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.392

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
HAYDEN FREDERICK III & KRISTYNE A				73-6-34-F				161 RIVER ST					
5 PRISCILLA LN				MERRIMACK, NH 03054				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
				HAYDEN FREDERICK III & PROVINZANO PETER P & PHYL				09/07/2007	V	350,000	(111048)		
				TOMEIO ANTHONY J AND MARIE				01/01/1971	QS		45145-		
								01/01/1952	XX		(C00016142)		


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 %

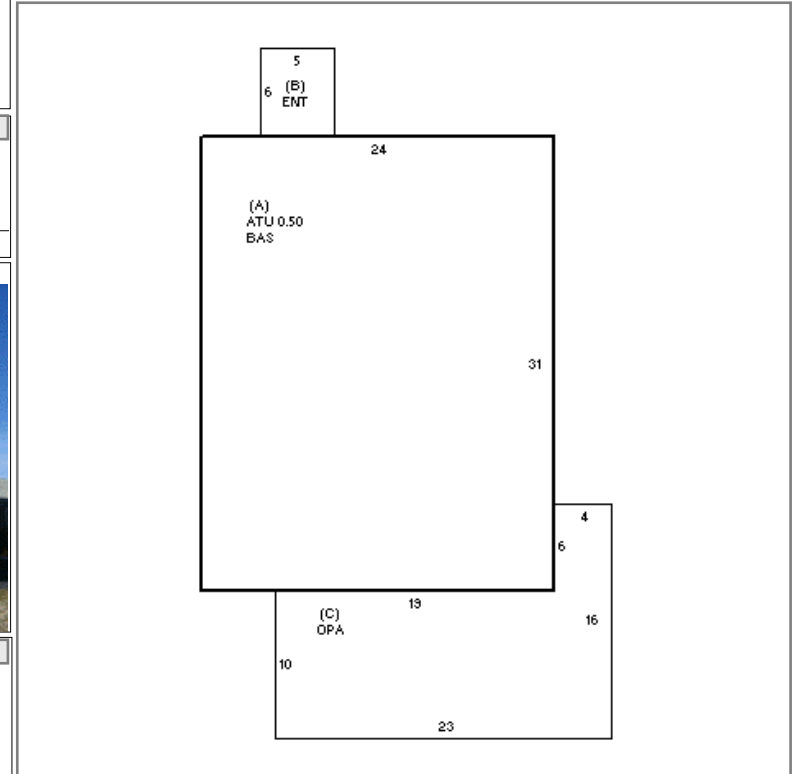
LAND

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	114	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	436,800	397,100
Infl1	FACTOR 100		BUILDING	73,600	69,100			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	510,400	466,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/29/2007
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/14/2010	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%]			

BLDG COMMENTS		

BLDG

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	204,344		
NET AREA	744	DETAIL ADJ	0.841	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	744	1940	222.14	165,269	CONDITION ELEM	CD		
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATU	N	ATTIC UNF	372		37.00	13,764	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	ENT	N	ENCLOSED ENTRY	30		97.70	2,931	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	254		51.50	13,081	KITCHEN			
				FLOOR COVER	14	COMB	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT			
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	0
																		ECON	0
																		DEPR	64 % GD 36
																		RCNLD	\$73,600