

Key: 7735

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.405

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION				
TRIGLIA JAMES E 140 RIVER ST MARSHFIELD, MA 02050				73-10-6-0				140 RIVER ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
TRIGLIA JAMES E				05/06/2022	A	800,000 (133828)						
TRIGLIA JAMES E JR & THER				10/01/2019	A	650,000 (129220)						
TRIGLIA JAMES E				12/23/2016	A	408,750 (124576)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	HUM 1.00	100	1.00	638,000	5.02	100	1.00	RF2	1.45	514,380

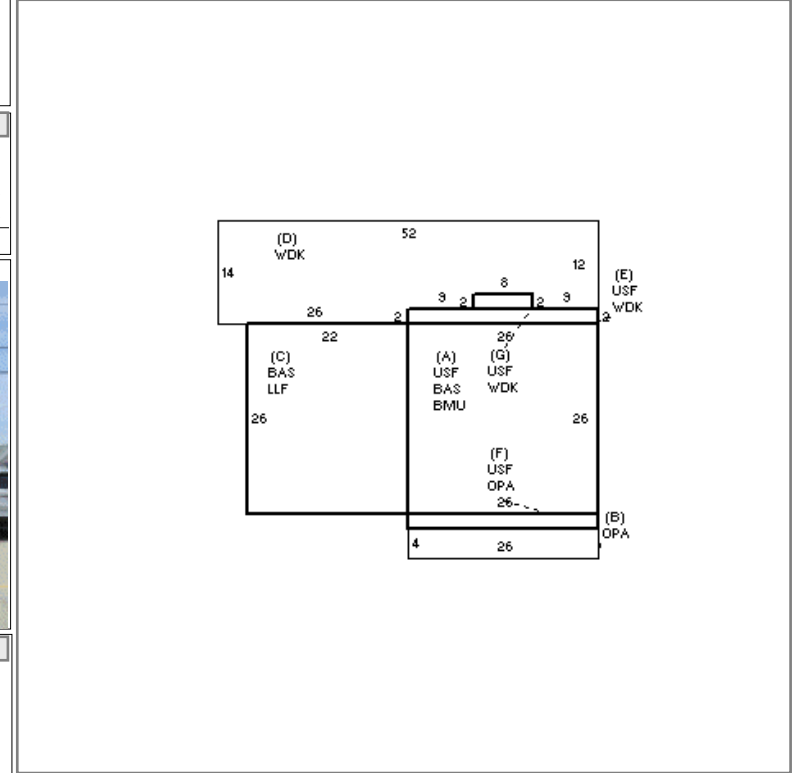
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-319	04/12/2023	3	ALTERATIONS	20,000	06/12/2023	JD	100	100
20-496	08/19/2020	3	ALTERATIONS	25,000	08/31/2021	JD	100	100
19-961	12/30/2019	3	ALTERATIONS	2,850	08/13/2020	JD	100	100
99-271	06/01/1999	3	ALTERATIONS				100	100
93-97	03/04/1993	3	ALTERATIONS				100	100

LEGALS AND

TOTAL	7,000 SF	ZONING	FRNT	74	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	514,400	467,600
Inf1	FACTOR 100		BUILDING	401,700	354,400		
Inf2	PHY 100		DETACHED	1,800	1,700		
			OTHER	0	0		
					TOTAL	917,900	823,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	19 X 8	152	13.06	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/13/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/13/2020	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	8/31/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,616	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				UNITS	ADJ		
STORIES		2	1.00	ROOF SHAPE	1	GABLE	1.00
ROOMS		8	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
BEDROOMS		4	1.00	FLOOR COVER	14	COMB	1.00
BATHROOMS		3	1.00	INT FINISH	1	PLASTER	1.00
# 1/2 BATHS		1	1.00	HEATING/COOLING	2	HOT WATER	1.02
TOT FIXTURES		11	\$8,976	FUEL SOURCE	2	GAS	1.00
# UNITS		1	1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	676		53.59	36,229
+	BAS	L	BASE AREA	1,248	1940	196.74	245,531
+	USF	L	UPPER STORY FIN	796	1940	178.91	142,415
+	OPA	N	OPEN PORCH	156		51.50	8,034
C	LLF	L	LOWER LEVEL FIN	572	1940	135.70	77,621
+	WDK	N	WOOD DECK	728		38.40	27,955
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	ODS	O	OUT DOOR SHOWER	1		1,369.00	1,369

TOTAL RCN	557,902
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$401,700