

Key: 7754

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.420

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RAFTERY STEVEN J & DOREEN M PO BOX 330 HUMAROCK, MA 02047				73-11-4-0				132 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RAFTERY STEVEN J & DOREEN				07/19/2002	F	10 (101670)					
RAFTERY, STEVEN J & DOREE				07/13/1990	QS	110,000 (C00080373)					
COLLARD GEORGE L AND GRAC				01/01/1966	QS	9,500 (C00037157)					

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 %
93-115	03/18/1993	1	NEW CONST				100 100
		6	CYCL GROWTH				100 100

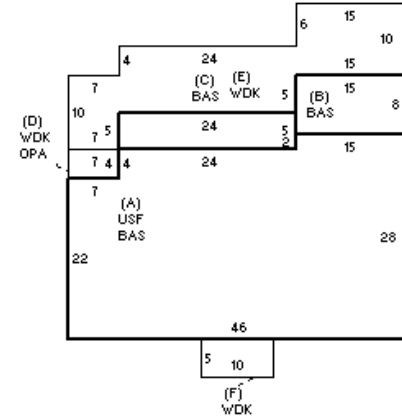
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	R08	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08	1.25	429,110

TOTAL	3,180 SF	ZONING	FRNT	135	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	429,100	390,100
Inf1	FACTOR 100		BUILDING	445,400	414,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						874,500	805,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- CONV TO COLONIAL

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/28/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/4/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,636	DETAIL ADJ	0.980	FOUNDATION	1	PIER	0.98
\$NLA(RCN)	\$214	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6	1.00		FLOOR COVER	13	COMB	1.00
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	8	\$6,899					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,438	1994	207.70	298,672
A	USF	L	UPPER STORY FIN	1,198	1994	188.88	226,279
D	OPA	N	OPEN PORCH	28		56.65	1,586
+	WDK	N	WOOD DECK	514		42.24	21,712
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	563,742
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$445,400