

Key: 7758

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.424


LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
CAZEALT JENNIFER PO BOX 141 HUMAROCK, MA 02047				73-11-8-0				10 FRANKLIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CAZEALT JENNIFER				05/17/2019	QS	430,000	(128521)					
MCDONOUGH, MICHAEL				12/13/2018	O	268,000	(127884)					
O'NEILL PAUL J				10/11/2000	F	59,000	(98208)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,200	HUM	1.00	100	1.00	100	1.00	R08	1.25		429,110

LAND

TOTAL	3,180 SF	ZONING	FRNT	44	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100		
Inf1	FACTOR 100		BUILDING	215,300	191,400		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
			TOTAL	645,400	582,500		

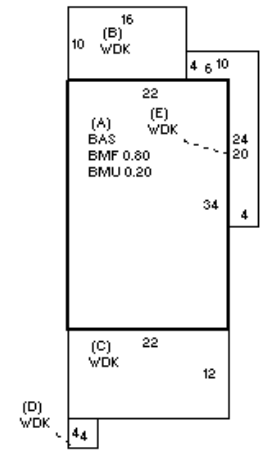
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/24/2019
SHF	A	1.00	20 0.80 8 X 10		80	15.97	1,000		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/24/2019	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	9/1/2020	JD
QUALITY	A	1.00	AVERAGE [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	250,341			
NET AREA	748	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	150		51.70	7,755	CONDITION ELEM	CD			
\$NLA(RCN)	\$335	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	598		72.58	43,400	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	748	1950	233.12	174,374	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	560		38.40	21,504	KITCHEN	V			
				FLOOR COVER	14	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,186.00	1,186	BATHS	V			
				INT FINISH	1	PLASTER	1.00									HEAT	U			
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	U			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2008 / 14	
																		COND	14 14 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	14 % GD 86	
																		RCNLD	\$215,300	



BLDG COMMENTS

NOT IN MLS