

Key: 7763

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.429

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WEBSTER JENNIFER M & WEBSTER RICHARD T & BARBARA A C/O JENNIFER WEBSTER 441 PLAIN ST BRAintree, MA 02184				73-12-4-0				13 FRANKLIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WEBSTER JENNIFER M & DONNELLY PAULA A				09/30/2019	QS	425,000	(129207)				
DONNELLY BRIAN F TRS				09/30/2019	F	10	(129206)				
				03/17/2005	F	10	(106943)				

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	%
97-23	01/23/1997	3	ALTERATIONS				100	100

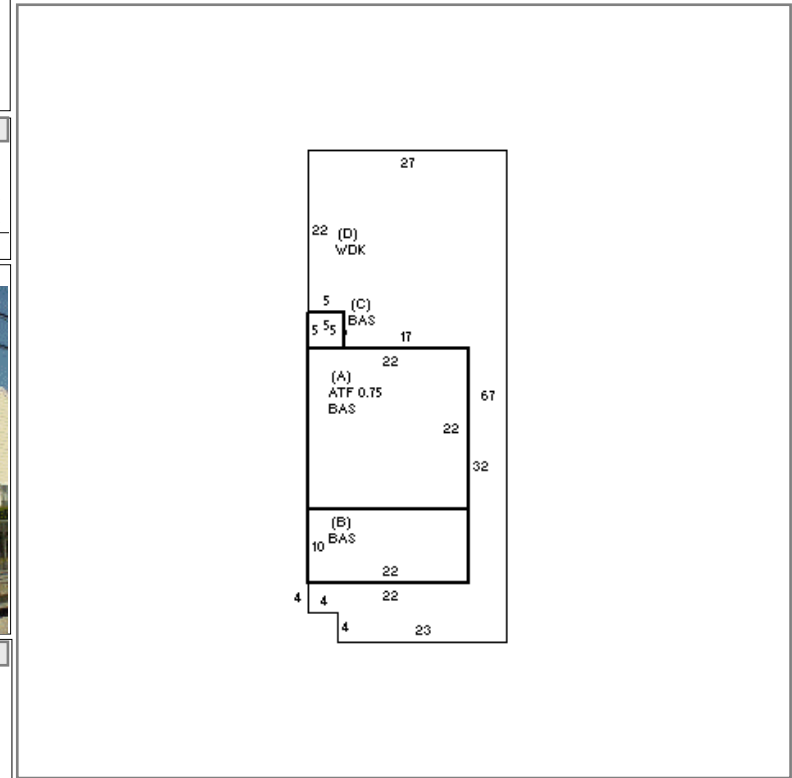
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,200	HUM 1.00	100	1.00	550,000	10.62	100	1.00	R08	1.25	429,110

TOTAL	3,180 SF	ZONING		FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100			
Inf1	FACTOR 100		BUILDING	186,100	165,400			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	615,200	555,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	4/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/28/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/9/2020	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
NET AREA	1,092	DETAIL ADJ	1.098	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	729	1950	255.07	185,944
\$NLA(RCN)	\$266	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	363	1950	164.80	59,823
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	1,064		38.40	40,858
				ROOF COVER	1	ASPH SHINGLES	1.00		ODS	O	OUT DOOR SHOWER	1		1,473.00	1,473
				FLOOR COVER	14	COMB	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	290,733
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$186,100