

Key: 7765

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.431

LEGAL

LAND

DETACHED

BUILDING

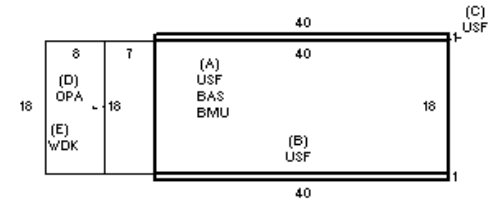
CURRENT OWNER				PARCEL ID				LOCATION			
HOWLETT SEAN C & JESSICA N 118 RIVER ST MARSHFIELD, MA 02050				73-12-6-0				118 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HOWLETT SEAN C & JESSICA				02/27/2020	H	490,000		(129875)			
HOVIG ROSALIE & SPITZ KEV				03/23/2012	F	1		(117200)			
SPITZ ROSALIE T				10/05/1979	QS			(62653)			

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	%
90-121	04/04/1990	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	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

TOTAL	3,180 SF	ZONING		FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100			
Inf1	FACTOR 100		BUILDING	265,200	246,100			
Inf2	PHY 100		DETACHED	300	300			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>694,600</b>	<b>636,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8 X 4		32	17.03	300



BUILDING	CD	ADJ	DESC	MEASURE	6/24/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/24/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/14/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,520	DETAIL ADJ	1.040
\$NLA(RCN)	\$249	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,160	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		52.37	37,708
A	BAS	L	BASE AREA	720	1973	221.86	159,741
+	USF	L	UPPER STORY FIN	800	1973	201.76	161,408
D	OPA	N	OPEN PORCH	126		51.50	6,489
E	WDK	N	WOOD DECK	144		38.40	5,530
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	ODS	O	OUT DOOR SHOWER	1		1,395.00	1,395

TOTAL RCN	378,922
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$265,200