Key: 7770

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,436

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMITH PHYLLIS A & CHARLES H III P O BOX 513 HUMAROCK, MA 02047	73-13-1-0	3 GARFIELD ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SMITH PHYLLIS A	10/18/1991	QS	170,000	(82094)
CARTER HELEN T	01/01/1978	XX		I0018-213
CARTER WILLIAM W AND HELE	01/01/1963	QS	11,000	(C00031935)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

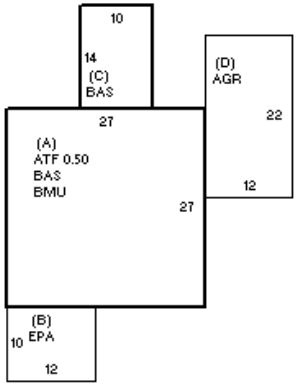
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,040	HUM 1.00	100 1.00	100 1.00	638,000	6.87	100 1.00	RF2 1.45			506,890

TOTAL	5,053 SF	ZONING		FRNT	67
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	506,900	460,800
BUILDING	136,500	127,600
DETACHED	0	0
OTHER	0	0
TOTAL	**643,400**	**588,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/22/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/14/2010	PL
LIST	12/14/2010	EST
REVIEW	3/4/2011	ER

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	1,234	DETAIL ADJ	1.100
$NLA(RCN)	$277	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,280
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	99	N/A	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	729		52.16	38,026
A	ATF	L	ATTIC FINISH	365	1948	159.56	58,239
B	EPA	N	ENCLOSED PORCH	120		90.20	10,824
+	BAS	L	BASE AREA	869	1948	246.95	214,601
D	AGR	N	ATT GARAGE	264		53.94	14,239

TOTAL RCN	341,209
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66	
COND	56	56 %
FUNC	4	PARTIAL HEAT
ECON	0	
DEPR	60	% GD 40
RCNLD		$136,500