Key: 7774

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,440

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DEBENEDETTO ROBERT **PO BOX 385** **HUMAROCK, MA 02047**	**73-13-6-0**	**13 GARFIELD ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DEBENEDETTO ROBERT	08/11/1995	QS	85,000	(88388)
HELD, ARTHUR J.	09/25/1990	XX		(C00080651)
HELD MARGARET	01/01/1975	XX		P0011-3854

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

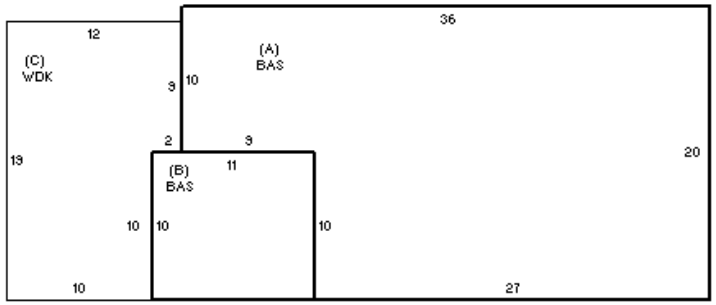
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-397	07/14/2020	2	ADDITIONS	3,200	09/15/2021	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	127
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	429,100	390,100
BUILDING	107,500	95,700
DETACHED	4,400	4,200
OTHER	0	0
TOTAL	**541,000**	**490,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X8		64	17.03	800
HTB	A 1.00	30 0.70			1	5,181.80	3,600

PHOTO 09/15/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/15/2021	JD
LIST	9/15/2021	EST
REVIEW	3/4/2011	ER

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	740	DETAIL ADJ	0.807
$NLA(RCN)	$227	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,937
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	740	1957	213.66	158,112
C	WDK	N	WOOD DECK	208		38.40	7,987

TOTAL RCN	168,036

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		$107,500