

Key: 7777

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.443

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DOHERTY MICHAEL & ANNE PO BOX 244 95 RIVER ST HUMAROCK, MA 02047				73-13-10-0				12 HOLMES ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DOHERTY MICHAEL & ANNE				06/23/2022	U	800,000		(134057)			
KELLEY JOHN T & NELLIE A				07/01/1996	A	1		(89851)			
KELLEY JOHN T & NELLIE A				01/01/1977	XX			(C00056420)			

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 %
95-271	05/24/1995	2	ADDITIONS				100 100

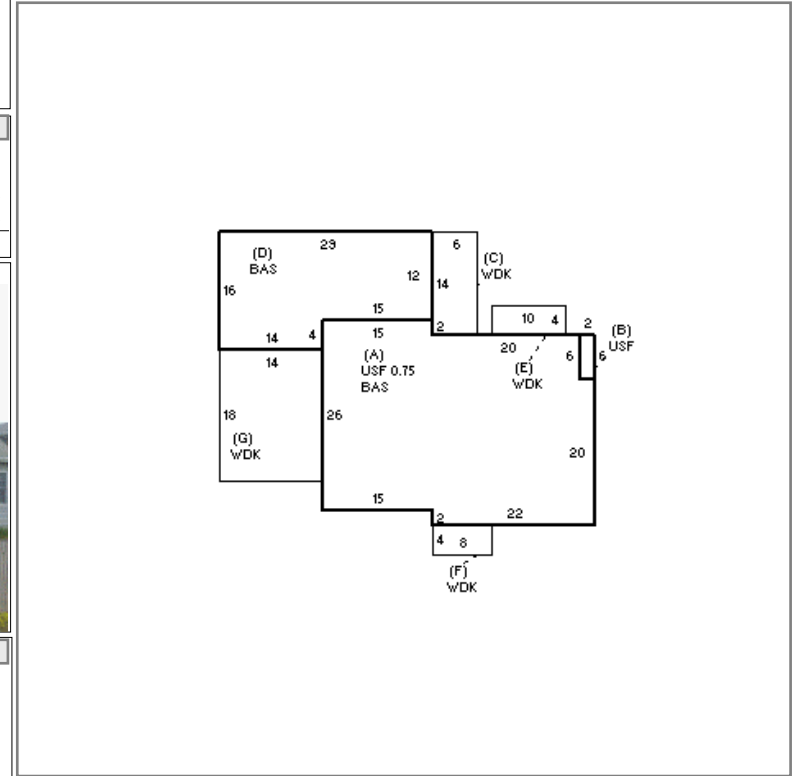
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,400	HUM	1.00	100	1.00	100	1.00	R08	1.25		441,590

TOTAL	6,403 SF	ZONING	C/W 9	FRNT	74	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	441,600	401,500			
Inf1	FACTOR 100		BUILDING	363,500	334,500			
Inf2	PHY 100		DETACHED	900	500			
			OTHER	0	0			
			TOTAL	806,000	736,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10		80	15.97	900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/4/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [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	2,079	DETAIL ADJ	1.120	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,354	1950	246.46	333,708
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	725	1950	224.13	162,494
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	408	42.24	17,234
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00			GEN	O	GENERATOR	1		0.00	
ROOMS	6	1.00	FLOOR COVER	14	COMB	1.00									
BEDROOMS	2	1.00	INT FINISH	1	PLASTER	1.00									
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04									
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00									
TOT FIXTURES	6	\$5,914													
# UNITS	1	1.00													

TOTAL RCN	519,350
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30%
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$363,500