

Key: 7786

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.452

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DOWNING STEPHEN & SUSAN PO BOX 476 HUMAROCK, MA 02047				73-14-8-0				102 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DOWNING STEPHEN & SUSAN				05/28/1981	QS			(64951)			
WARD SHEILA ANNE				01/01/1981	XX			P0012-8630			
GLENNON THOMAS A AND HELE				01/01/1952	XX			(C00016868)			

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	%

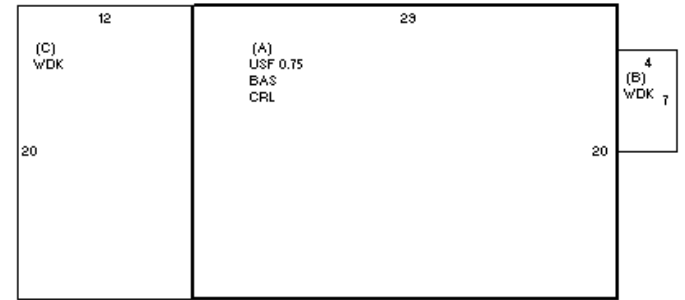
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	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	118	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	429,100	390,100		
Infl1	FACTOR 100		BUILDING	195,300	176,500			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	624,400	566,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/15/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	283,096	
NET AREA	1,015	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	580		12.71	7,371	CONDITION ELEM	CD	
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	580	1951	266.56	154,602	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	435	1951	242.40	105,446	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	268		38.40	10,291	KITCHEN		
				FLOOR COVER	14	COMB	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1972 / 50
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$195,300