

Key: 7793

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.459

LEGAL

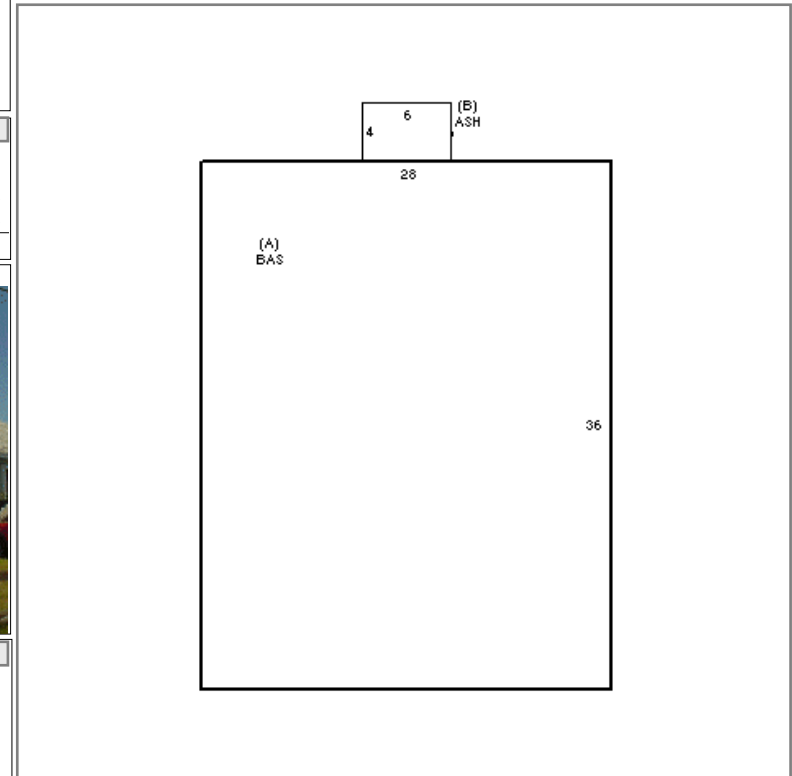
CURRENT OWNER				PARCEL ID				LOCATION			
TORAN RUSSELL PO BOX 302 HUMAROCK, MA 02047				73-15-4-0				11 IRVING ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TORAN RUSSELL				11/26/2012	H	1 (118313)					
TORAN RUSSELL & CYNTHIA				01/01/1972	QS	(48036)					
MANCINI HENRY J AND KATHE				01/01/1965	QS	8,500 (C00036019)					

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	44	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	429,100	390,100		
Infl1	FACTOR 100		BUILDING	140,300	126,600			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	569,400	516,700		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/22/2003

BUILDING	CD	ADJ	DESC	MEASURE	12/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/15/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [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	1,008	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,008	1950	192.06	193,597
\$NLA(RCN)	\$202	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	ASH	N	ATT SHED	24		22.33	536
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281
				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	99	N/A	1.00								

BUILDING

CAPACITY		UNITS	ADJ
STORIES		1	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$1,937
# UNITS		1	1.00

TOTAL RCN	203.351	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$140,300	