

Key: 7815

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.481

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER		PARCEL ID		LOCATION	
HUMAROCK REALTY INVEST LLC C/O DEBORA HOOPER PO BOX 224 KINGSTON, MA 02364		73-1-8-0		21 KENILWORTH ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HUMAROCK REALTY INVEST LL		06/15/2018	QS	540,000	(126959)
ALLEY KAREN T		06/10/2002	QS	425,000	(101410)
PASCISCIA JOSEPH F		07/09/1998	XX		(C00093687)

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	%
88-347	06/01/1988	7 3	OTHERS ALTERATIONS		09/04/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,600	HUM 1.00	100	1.00	100	1.00	638,000	9.48	100	1.00	WV4 1.45	500,020

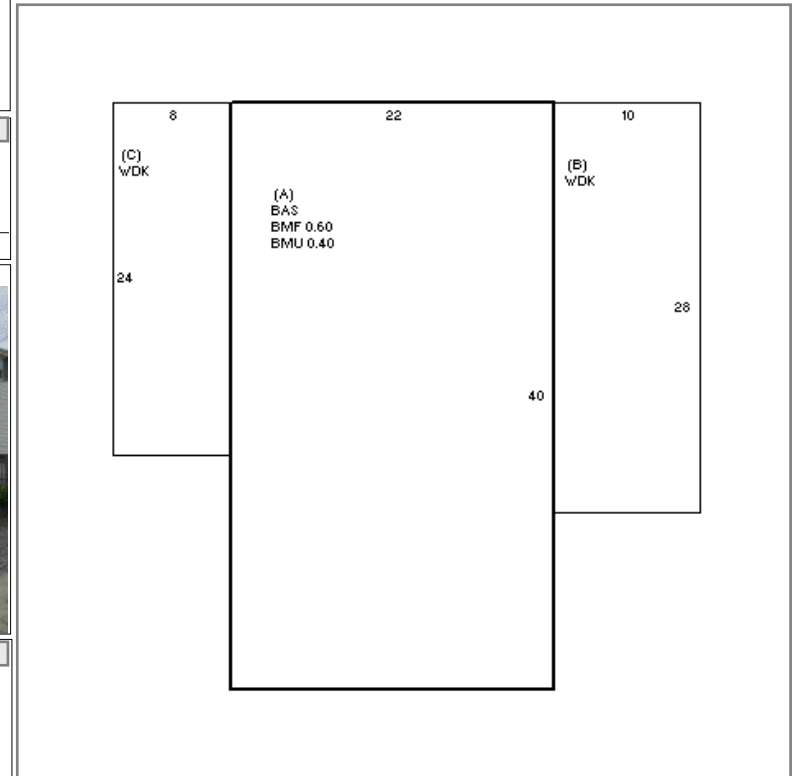
TOTAL	3,615 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	500,000	454,600		
Inf1	FACTOR 100		BUILDING	235,500	179,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL				735,500	634,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/25/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/4/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



BLDG COMMENTS
MLS

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	880	DETAIL ADJ	0.884
\$NLA(RCN)	\$319	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,243	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	280,401
A	BMU	N	BSMT UNFINISHED	352		49.01	17,250		
A	BMF	N	BSMT FINISH-SEP	528		68.79	36,322		
A	BAS	L	BASE AREA	880	1950	219.89	193,503		
+	WDK	N	WOOD DECK	472		38.40	18,125		
	BMG	O	BSMT GARAGE	1		2,491.00	2,491		
	F11	O	FPL 1S 1OP	1		7,281.00	7,281		
	GEN	O	GENERATOR	1		0.00			
	ODS	O	OUT DOOR SHOWER	1		1,186.00	1,186		

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$235,500