

Key: 7818

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.484

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEONARD AMY S TR 19 VINCENT DR MARSHFIELD, MA 02050				73-2-9-F				56 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEONARD AMY S TR				03/18/2015	F	1	(119324)				
MCCURDY JOAN TR				07/22/2013	F	100	(119324)				
MCCURDY JOAN				01/01/1970	QS		(44216)				

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	%
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,430 HUM	1.00	100	1.00	100	1.00	748,000	6.39	100	1.00	WF7 1.70	596,190

TOTAL	5,445 SF	ZONING		FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	596,200	510,100			
Inf1	FACTOR 100		BUILDING	119,800	112,200			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	716,000	622,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/16/2010	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%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	870	DETAIL ADJ	1.111	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	870		49.17	42,780
\$NLA(RCN)	\$362	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	870	1940	277.53	241,447
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	165	37.00	6,105
STORIES	1.5	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	+	PTA	N	PATIO	840		14.90	12,516	
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00									
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00									
TOT FIXTURES	3	\$2,666													
# UNITS	1	1.00													

TOTAL RCN	315,286	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1953 / 69	
COND	62	62 %
FUNC	0	
ECON	0	
DEPR	62	% GD 38
RCNLD	\$119,800	

