

Key: 7832

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.494

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION				
MCHUGH JOANNE T 25 BLACKSMITH ST NEEDHAM, MA 02492		73-2-6-0	19 JULIAN ST				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		MCHUGH JOANNE T		11/28/2022	F	100	(134778)
		TORAN RICHARD E & SARAH A		11/28/2022	F	100	(134777)
		TORAN RICHARD E TR &	10/29/2015	F	10	(122633)	

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	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	550,000	9.48	100	1.00	R08 1.25	431,050

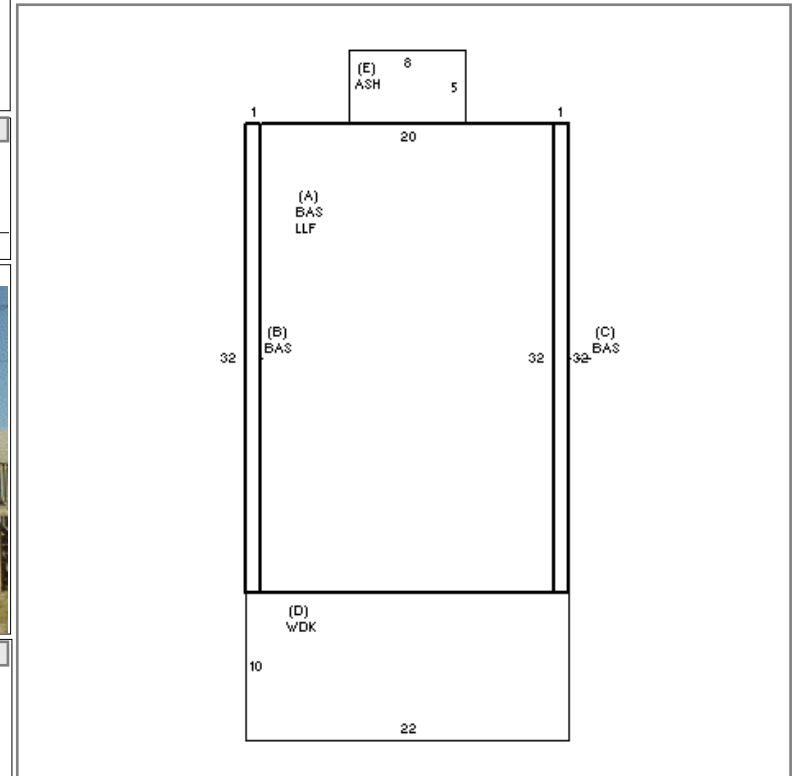
TOTAL	3,615 SF	ZONING	FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	431,100	391,900		
Inf1	FACTOR 100		BUILDING	168,200	149,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		599,300	541,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- RR TO RANCH



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/16/2010	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
NET AREA	1,344	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$169	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8	1.00		FLOOR COVER	14	COMB	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	6	\$4,080					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	640	1950	128.78	82,420
+	BAS	L	BASE AREA	704	1950	186.71	131,441
D	WDK	N	WOOD DECK	220		38.40	8,448
E	ASH	N	ATT SHED	40		22.35	894

TOTAL RCN	227,283
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$168,200