

Key: 7834

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.496

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WOOLF ROBERT A 32 TARA DR NORWELL, MA 02061				73-2-8-0				25 JULIAN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WOOLF ROBERT A				04/20/2006	QS	657,230	(108926)				
JANEK BRUCE F				07/18/1995	QS		88277-				
JANEK BOLEK AND GRACE M				01/01/1965	XX		(C00036091)				

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	%
88-496	08/01/1988	7	OTHERS ALTERATIONS		09/20/2006		100	100
		3					100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,670 HUM	1.00	100	1.00	748,000	6.13	100	1.00	WF7	1.70	597,320

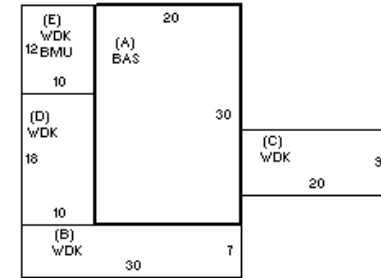
TOTAL	5,663 SF	ZONING	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	597,300	511,100
Infl1	FACTOR 100		BUILDING	149,600	133,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	746,900	644,200		

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	1	0.85	RANCH [100%]	REVIEW	3/3/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	600	DETAIL ADJ	0.840
\$NLA(RCN)	\$337	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,218	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	600	1940	266.26	159,757
+	WDK	N	WOOD DECK	690		42.24	29,146
E	BMU	N	BSMT UNFINISHED	120		69.47	8,336
	BMG	O	BSMT GARAGE	1		2,740.10	2,740

TOTAL RCN	202,197
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	\$149,600