

Key: 7836

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.498

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
CEFALO DEANNE & CALIRI MARK A P O BOX 368 HUMAROCK, MA 02047		73-4-18-0		97 RIVER ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	
CEFALO DEANNE & CASULLO JUDITH		10/18/2012	F	100 (118145)	
CADIGAN NEIL F AND EVELYN		06/01/1987	QS	30,000 (75285)	
		01/01/1968	QS	10,500 (C00041019)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
19-354	05/15/2019	3	ALTERATIONS	7,910	07/01/2019	JD	100
90-749	12/20/1990	2	ADDITIONS				100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,107	HUM	1.00	100	1.00	100	1.00	R08	1.25		433,300

TOTAL	4,095 SF	ZONING		FRNT	56	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	433,300	393,900			
Inf1	FACTOR 100		BUILDING	299,300	278,000			
Inf2	PHY 100		DETACHED	600	500			
			OTHER	0	0			
			TOTAL	733,200	672,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6 X 8	1988	48	17.03	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/1/2019	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,736	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	630		55.07	34,692
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	840	1952	211.36	177,543
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	896	1952	192.21	172,220
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	120		38.40	4,608
ROOMS	5	1.00		FLOOR COVER	14	COMB	1.00	+	OPA	N	OPEN PORCH	44		51.50	2,266
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	GEN	O	GENERATOR	1		0.00		
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	6	\$4,896													
# UNITS	1	1.00													

TOTAL RCN	404,464
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$299,300

