

Key: 7840

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.502

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
HURLEY JOHN B TR P O BOX 591 HUMAROCK, MA 04047-0591		73-4-23-0	107 RIVER ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		06/25/2019	F		(92738)	
		01/22/1998	F		(92738)	
		01/01/1969	XX		42027-0	

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 %
96-293	07/08/1996	3	ALTERATIONS				100 100
95-556	09/01/1995	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,465 HUM	1.00	100	1.00	550,000	7.71	100	1.00	R08	1.25	434,770

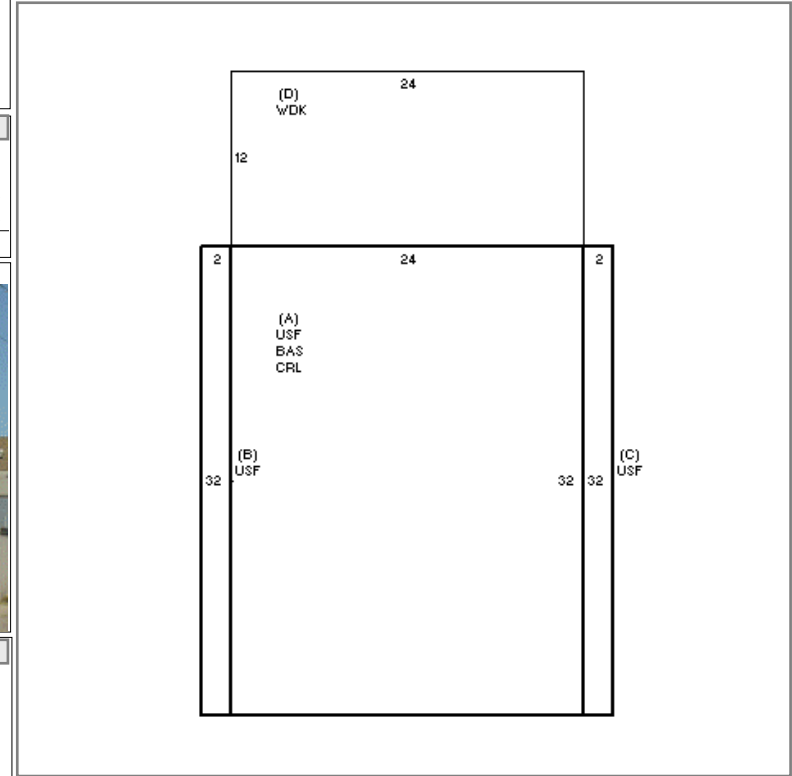
TOTAL	4,487 SF	ZONING		FRNT	56	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	434,800	395,300
Inf1	FACTOR 100		BUILDING	266,100	251,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>700,900</b>	<b>646,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/26/2010	EST
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	1977	SIZE ADJ	1.000
NET AREA	1,664	DETAIL ADJ	1.000
\$NLA(RCN)	\$213	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,000	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	768		11.44	8,786
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	768	1977	209.11	160,599
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	896	1977	190.17	170,389
ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	288		38.40	11,059
FLOOR COVER	14	COMB	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	354,833
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$266,100