

Key: 7842

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.504

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--|--------------|--|--|--|
| DOYLE DOHERTY AISLINN TR 47 HARVARD STREET, UNIT B203 CHARLESTOWN, MA 02129 | | | | 73-4-25-0 | | | | 111 RIVER ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| DOYLE DOHERTY AISLINN TR | | | | 03/18/2022 | F | 1 (133597) | | | | | |
| DOHERTY WALTER G JR | | | | 03/24/2021 | H | 1 (76610) | | | | | |
| DOHERTY WALTER G JR TR | | | | 02/17/1988 | QS | 1 (76610) | | | | | |

| 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 | % |
| 23-0890 | 09/29/2023 | 3 | ALTERATIONS | 343,000 | | | | 0 |
| | 06/01/2022 | 7 | OTHERS | | 09/05/2023 | JD | 100 | 100 |
| | | 2 | ADDITIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|-----------|------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 4,607 HUM | 1.00 | 100 | 1.00 | 100 | 1.00 | 550,000 | 7.48 | 100 | 1.00 | R08 1.25 | 435,340 |

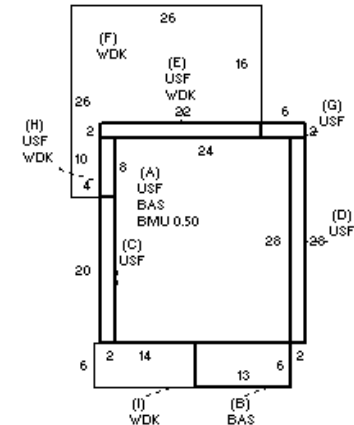
| TOTAL | 4,607 SF | ZONING | | FRNT | 50 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | HUMAROCK | NOTE | LAND | 435,300 | 395,800 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 275,900 | 247,000 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 711,200 | 642,800 | | | |

| 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 | 5 | 1.00 | COLONIAL [100%] | REVIEW | 9/5/2023 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1948 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 1,590 | DETAIL ADJ | 1.020 |
| \$NLA(RCN) | \$241 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| ROOMS | 7 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 6 | \$4,896 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 14 | COMB | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 336 | | 63.15 | 21,218 |
| + | BAS | L | BASE AREA | 750 | 1948 | 215.23 | 161,423 |
| + | USF | L | UPPER STORY FIN | 840 | 1948 | 195.73 | 164,413 |
| + | WDK | N | WOOD DECK | 600 | | 38.40 | 23,040 |
| | F21 | O | FPL 2S 10P | 1 | | 8,239.00 | 8,239 |

| TOTAL RCN | 383,229 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1977 / 45 |
| COND | 28 28 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 28 % GD 72 |
| RCNLD | \$275,900 |