

Key: 7844

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.506

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PROCTER DAVID & KELLY 5 MONTANA DRIVE TYNGSBORO, MA 01879				73-4-27-0				115 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PROCTER DAVID & KELLY				04/05/2021	A	188,018 (131794)					
MACFARLANE SUSAN, ROBERT				01/06/2021	F	100 (98938)					
MACFARLAND SUSAN &				03/15/2001	F	100 (98938)					

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	%
93-102	03/09/1993	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

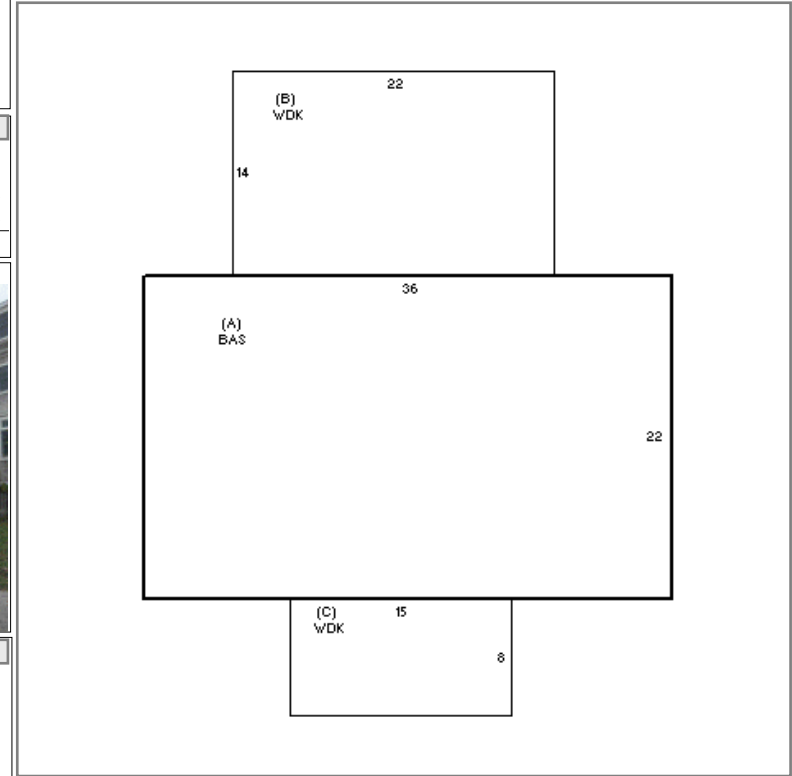
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,750	HUM 1.00	100	1.00	550,000	7.27	100	1.00	R08	1.25	435,890

TOTAL	4,750 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	435,900	396,300
Infl1	FACTOR 100		BUILDING	110,700	103,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						546,600	499,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	9/21/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/3/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	172,991		
NET AREA	792	DETAIL ADJ	0.722	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	792	1948	186.29	147,542	CONDITION ELEM	CD		
\$NLA(RCN)	\$218	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	428		38.40	16,435	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	F11	O	O	FPL 1S 10P	1		7,281.00	7,281	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00											KITCHEN	A
				FLOOR COVER	14	COMB	1.00											BATHS	A
				INT FINISH	1	PLASTER	1.00											HEAT	A
				HEATING/COOLING	13	NONE	0.85											ELECT	A
				FUEL SOURCE	8	NONE	1.00											EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$110,700

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$1,733
# UNITS	1	1.00