

Key: 7848

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.510

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HURLEY JOHN B TR P O BOX 591 HUMAROCK, MA 02047-0591				73-4-31-0				125 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HURLEY JOHN B TR				06/25/2019	F	(92740)		(92740)			
KAPLAN JEFFREY L				01/22/1998	QS	(92740)		(92740)			
HURLEY JOHN & JOANNE C				10/12/1982	XX	66695-0		66695-0			

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	%
20-79	02/04/2020	2	ADDITIONS	38,000	08/13/2020	JD	100	30
20-79	02/04/2020	2	ADDITIONS	38,000	05/25/2021	JD	100	50
20-79	02/04/2020	2	ADDITIONS	38,000	05/02/2022	JD	100	100

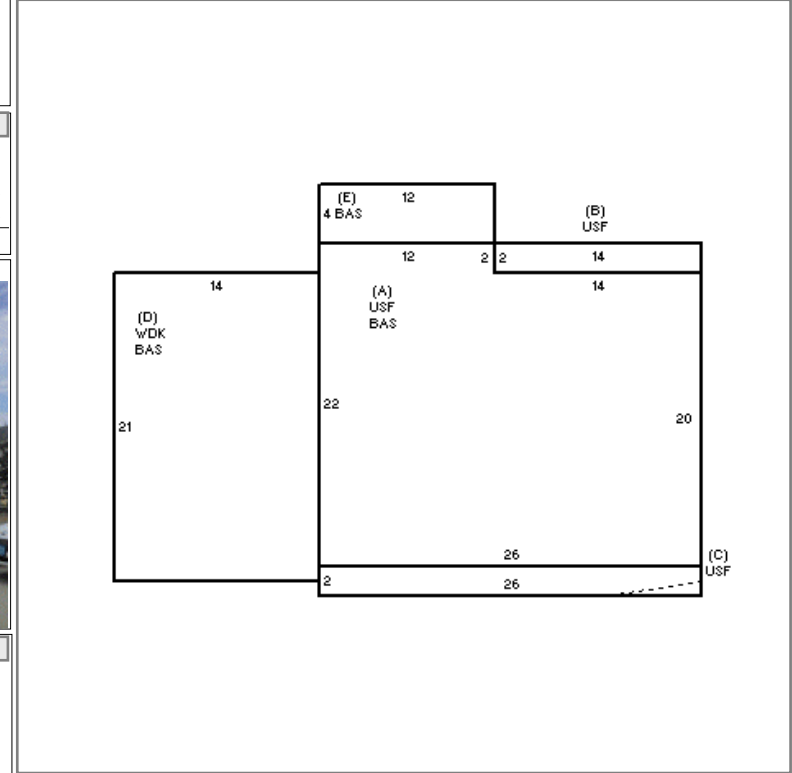
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	HUM 1.00	100	1.00	100	1.00	550,000	6.92	100	1.00	R08 1.25	436,830

TOTAL	5,009 SF	ZONING	FRNT	167	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	436,800	397,100		
Infl1	FACTOR 100		BUILDING	198,400	188,900		
Infl2	PHY 100		DETACHED	1,100	1,100		
			OTHER	0	0		
			TOTAL	636,300	587,100		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 8	2022	80	15.97	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/13/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/13/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	309,944		
NET AREA	1,510	DETAIL ADJ	0.950	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	886	1941	202.86	179,737	CONDITION ELEM	CD		
\$NLA(RCN)	\$205	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	624	1941	184.48	115,117	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	294		38.40	11,290	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	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$198,400