

Key: 7850

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.512

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DIBENEDETTO ALBERT JR TR & ROBERT FRANCIS TR P O BOX 385 HUMAROCK, MA 02047				73-4-1-0				35 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DIBENEDETTO ALBERT JR TR				11/07/2019	H		(113722)				
DIBENEDETTO ALBERT SR, TR				09/03/2009	F	-100	(113722)				
DIBENEDETTO ALBERT				01/01/1954	QS		(18838)				


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	%
91-202	05/01/1991	3	ALTERATIONS				100	100

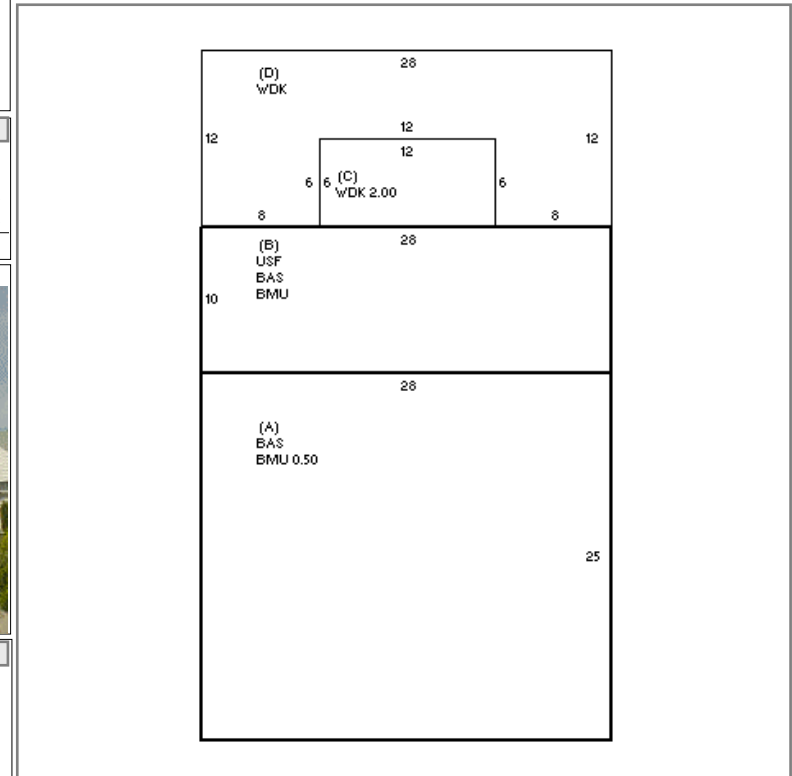
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,937 HUM	1.00	100	1.00	100	1.00	594,000	7.00	100	1.00	471,520

TOTAL	4,922 SF	ZONING		FRNT	147	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	471,500	428,700
Inf1	FACTOR 100		BUILDING	105,800	99,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	577,300	528,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/22/2003
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/26/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/3/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	FY12 FR- CONV TO COTT/BUNG
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YEAR BLT	1942	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,260	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7	1.00		FLOOR COVER	14	COMB	1.00
BEDROOMS	2	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	3	\$2,040					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	630		55.07	34,692
+	BAS	L	BASE AREA	980	1942	189.75	185,957
B	USF	L	UPPER STORY FIN	280	1942	172.56	48,316
+	WDK	N	WOOD DECK	408		38.40	15,667
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	293,953
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$105,800