

Key: 7852

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.514

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LAVERY KIMBERLY ANN P O BOX 611 HUMAROCK, MA 02047				73-4-3-0				39 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAVERY KIMBERLY ANN				06/07/2002	F	100	(101400)				
LAVERY PHYLLIS				06/07/2002	F	100	(52709)				
LAVERY FRANCIS & PHYLLIS				01/01/1975	XX		52709-0				

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	%	

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,727	HUM 1.00	100	1.00	594,000	7.30	100	1.00	WV3	1.35	470,670

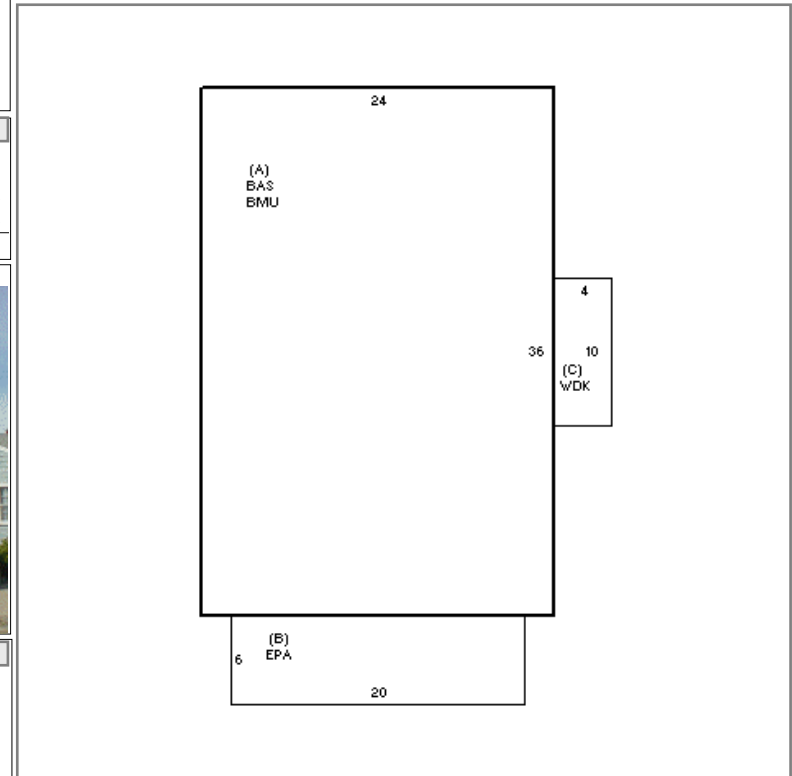
TOTAL	4,748 SF	ZONING		FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	470,700	427,900		
Inf1	FACTOR 100		BUILDING	96,800	93,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	567,500	521,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/20/2010	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%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	864	DETAIL ADJ	0.722	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5	1.00		FLOOR COVER	14	COMB	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	13	NONE	0.85
# 1/2 BATHS	0	1.00		FUEL SOURCE	8	NONE	1.00
TOT FIXTURES	3	\$1,733					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		49.26	42,558
A	BAS	L	BASE AREA	864	1940	180.66	156,089
B	EPA	N	ENCLOSED PORCH	120		90.20	10,824
C	WDK	N	WOOD DECK	40		38.40	1,536
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	220,021
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$96,800