

Key: 7857

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.519

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HURLEY JOHN B TR P O BOX 591 HUMAROCK, MA 02047-0591				73-4-8-0				49 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HURLEY JOHN B TR				06/25/2019	F	(92742)	(92742)				
KAPLAN JEFFREY & HURLEY J				01/28/1998	XX	(92742)	(92742)				
KAPLAN JEFFREY				10/12/1982	QS	78,000	66694-				

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	%
08-499	10/10/2008	3	ALTERATIONS	4,200	09/09/2009	SJ	100	10
95-555	09/01/1995	3	ALTERATIONS				100	100
91-184	05/01/1991	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,459 HUM	1.00	100	1.00	594,000	7.72	100	1.00	WV3	1.35	469,530

TOTAL	4,443 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	469,500	426,900
Inf1	FACTOR 100		BUILDING	188,700	170,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	658,200	597,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/26/2010	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	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,088	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,088	1950	197.81	215,222
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	364		38.40	13,978
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	14	COMB	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	273,549
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$188,700

