

Key: 7876

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.537

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BERRY P D DONNA & DWIGHT KELLY P O BX 703 HUMAROCK, MA 02047				71-2-7-0				25 NEWPORT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BERRY P D DONNA & DWIGHT				05/28/1998	F	1	16237-185				
BERRY PATRICK D AND DONNA				12/21/1995	QS	155,000	14037-313				
MICHAEL CONSTANTINE J AND				09/27/1991	XX		10503-92				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
99-112	04/02/1999	3	ALTERATIONS				100	100
96-56	02/01/1996	3	ALTERATIONS				100	100
91-756	11/26/1991	3	ALTERATIONS				100	100

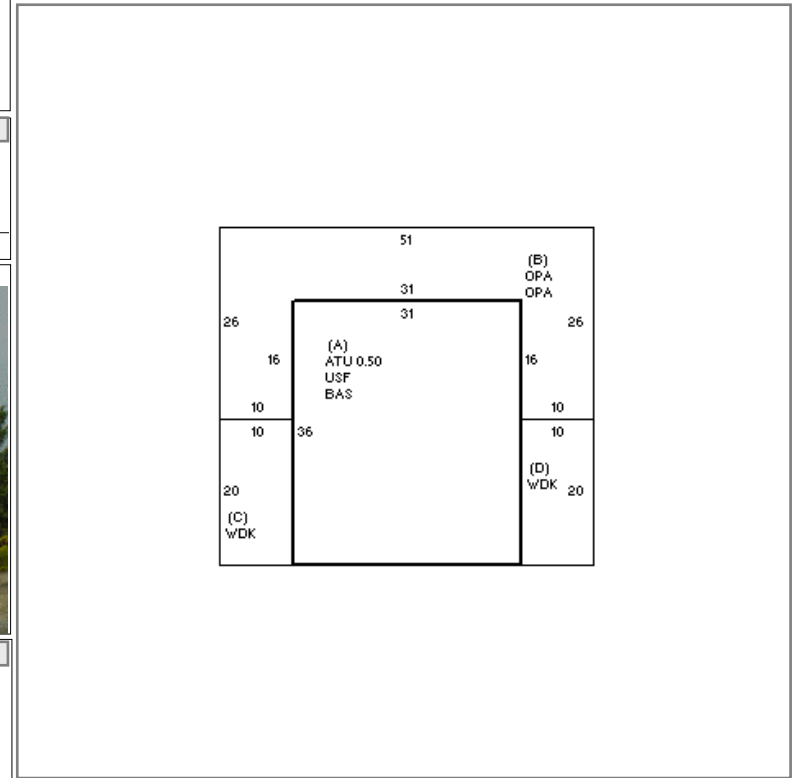
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,000	HUM	1.00	100	1.00	100	1.00	638,000	2.44	100	1.00	536,570

TOTAL	15,000 SF	ZONING	FRNT	20	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	536,600	487,800		
Inf1	FACTOR 100		BUILDING	281,000	263,800		
Inf2	PHY 100		DETACHED	400	300		
			OTHER	0	0		
			TOTAL	818,000	751,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	7	1.20	CONVENTIONAL [100%]	LIST
QUALITY	G	1.20	GOOD [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	3/3/2011 ER



YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,232	DETAIL ADJ	1.222	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,116	1930	289.95	323,586
\$NLA(RCN)	\$350	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,116	1930	263.68	294,268
				ROOF SHAPE	2	HIP	1.00	A	ATU	N	ATTIC UNF	558		44.40	24,775
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	1,660		61.80	102,588
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	400		46.08	18,432
				INT FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 1OP	1		9,886.80	9,887
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	780,575	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			\$281,000