

Key: 10945

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.460

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DELORENZO ROBERT P JR 26 HICKORY LANE SCITUATE, MA 02066				34-31-27-S				26 HICKORY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DELORENZO ROBERT P JR				06/13/1995	QS	327,000	13627-161				
MCLAUGHLIN JUDITH A TRUST				01/27/1995	QS	90,000	13396-16				

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	%
20-764	11/05/2020	2	ADDITIONS	71,000	07/20/2021	JD	100	100
95-32	01/01/1995	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,261	OS 1.00	100	1.00	100	1.00	528,000	1.51	100	1.00	R05 1.20	462,170

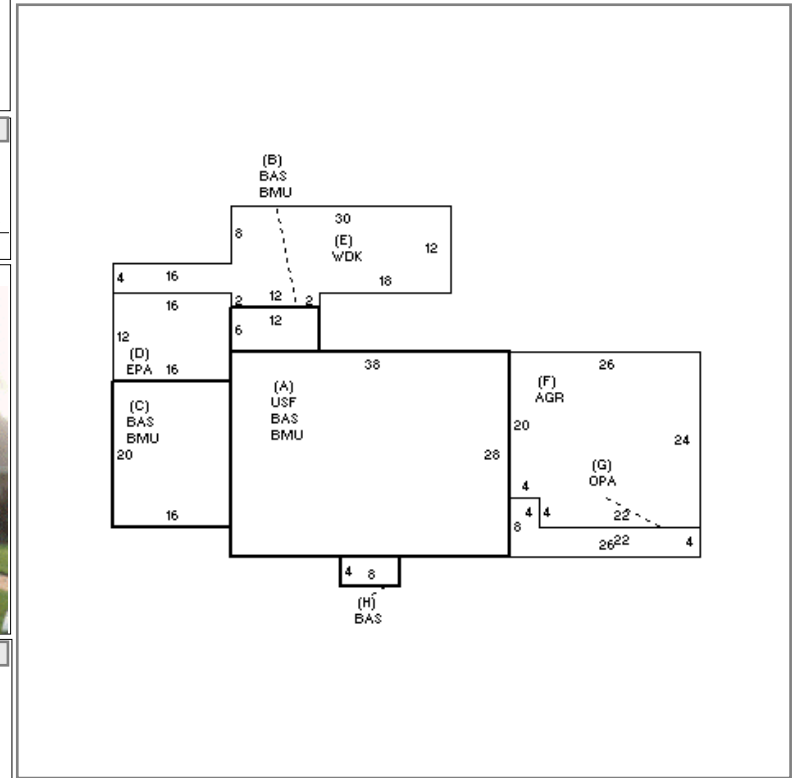
TOTAL	25,261 SF	ZONING	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	462,200	420,200		
Inf1	FACTOR 100		BUILDING	649,700	600,700		
Inf2	PHY 100		DETACHED	24,700	23,500		
			OTHER	0	0		
			TOTAL	1,136,600	1,044,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	5,181.80	4,100
IPG	G	1.20	10 0.90		512	44.73	20,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/14/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/20/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	2,552	DETAIL ADJ	1.040
\$NLA(RCN)	\$300	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$7,987	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,456		51.53	75,029
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,064	1995	219.62	233,680
ROOF SHAPE	1	GABLE	1.00	D	EPA	N	ENCLOSED PORCH	192		108.24	20,782
ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	448		46.08	20,644
FLOOR COVER	13	COMB	1.00	F	AGR	N	ATT GARAGE	608		50.59	30,760
INT FINISH	2	DRYWALL	1.00	G	OPA	N	OPEN PORCH	120		61.80	7,416
HEATING/COOLING	11	HW/COOL AIR	1.04	+	BAS	L	BASE AREA	1,488	1995	241.51	359,360
FUEL SOURCE	2	GAS	1.00	F11	O	O	FPL 1S 1OP	1		8,737.20	8,737
				GEN	O	O	GENERATOR	1		0.00	

TOTAL RCN	764,394
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$649,700