

Key: 11708

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.832

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BARRETT KRISTIN Q & EATON CASEY TRS 16 PARK VIEW DR HINGHAM, MA 02043				28-12-4-0				1 ALDEN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BARRETT KRISTIN Q				12/31/1998	QS		17004-24				
QUIRK THOMAS JR & KAREN				01/01/1969	XX		3473-775				
PICONE JOHN E AND THERESA				01/01/1964	XX		3038-223				

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 %

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,500	OS 1.00	100	1.00	440,000	5.38	100	1.00	R08	1.00	353,520

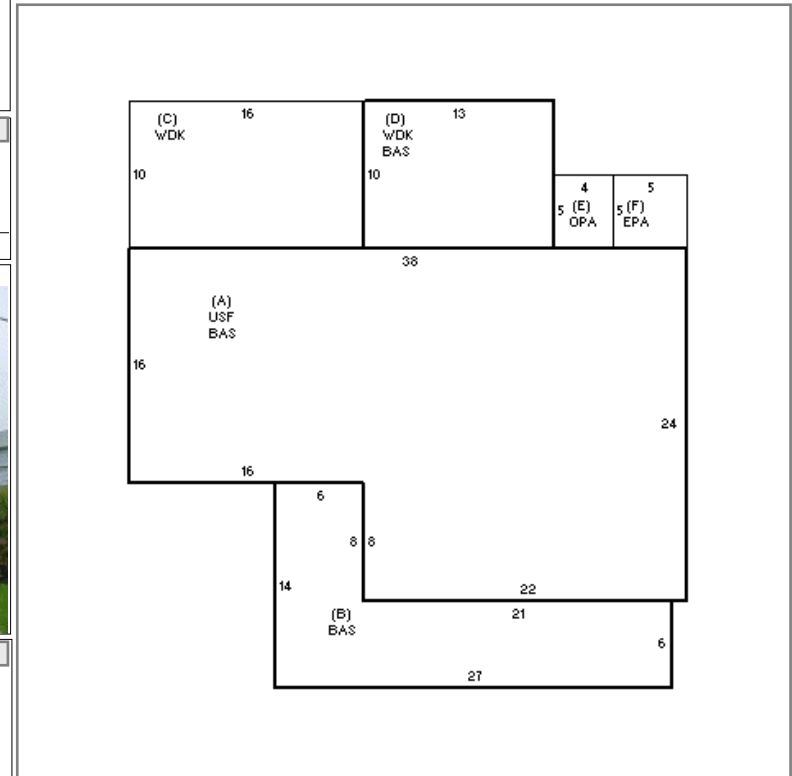
TOTAL	6,500 SF	ZONING	FRNT	173	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	353,500	321,400
Inf1	FACTOR 100		BUILDING	163,000	153,000		
Inf2	PHY 100		DETACHED	6,900	6,600		
			OTHER	0	0		
					TOTAL	523,400	481,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40	1935	324	53.13	6,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/7/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	2/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	452,773		
NET AREA	1,908	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,124	1920	231.66	260,387	CONDITION ELEM CD			
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	784	1920	210.67	165,166	EXTERIOR			
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	WOOD DECK	290		38.40	11,136	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	E	OPA	N	OPEN PORCH	20		51.50	1,030	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	F	EPA	N	ENCLOSED PORCH	25		90.20	2,255	BATHS			
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																	EFF.YR/AGE	1952 / 70	
																	COND	64 64 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	64 % GD 36	
																	RCNLD	\$163,000	