

Key: 1882

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.808

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HINCKLEY PAUL D & CAROLYN R TR 77 GROVE STREET SCITUATE, MA 02066				31-1-24-0				77 GROVE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HINCKLEY PAUL D & CAROLYN				09/16/2002	F	100	22857-53				
HINCKLEY PAUL D				01/01/1968	XX		3401-569				
MCELANEY ROBERT S AND MAR				01/01/1956	XX		2445-269				

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	%
04-052	02/03/2004	3	ALTERATIONS	10,000	07/15/2004	SJ	100	100
96-449	09/24/1996	2	ADDITIONS				100	100

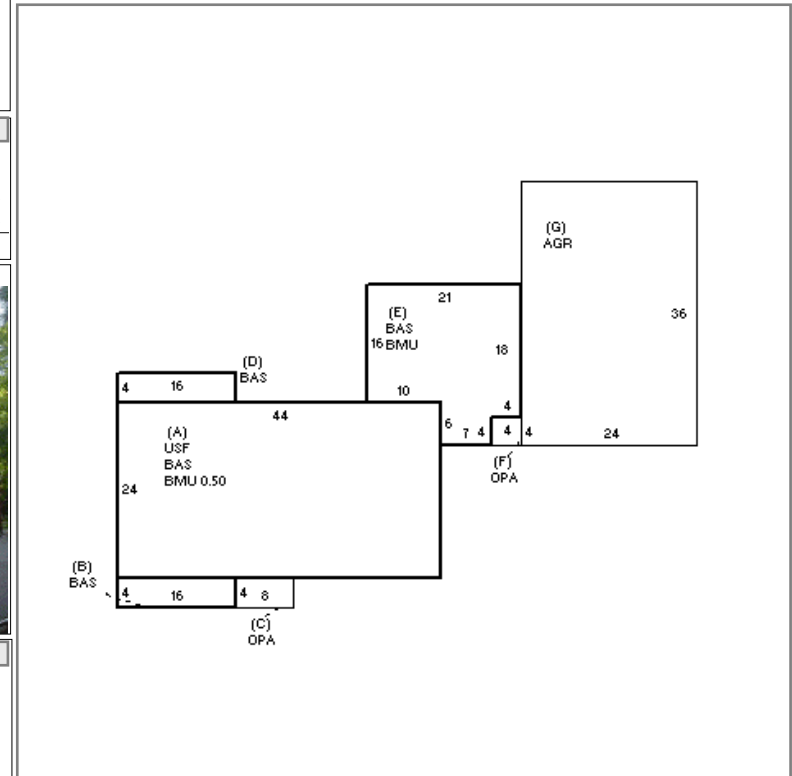
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,185 WS	1.00	100	1.00	374,000	1.04	100	1.00	R03	0.85	341,460

TOTAL	38,185 SF	ZONING	FRNT	137	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE HINCKLEY FAMILY TRUST. . .	LAND	341,500	310,400		
Inf1	FACTOR 100		BUILDING	441,300	415,000		
Inf2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
TOTAL				782,900	725,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00 SV	1.00 SHED		100	1.10	100

PHOTO 09/15/2003

SEP 15 2003



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/24/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
OTHER FIX=SINK  
FY12 STYLE CHANGE FROM CONVENTIONAL TO COLONIAL PER FIELD REVIEW.

YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	2,626	DETAIL ADJ	1.000
\$NLA(RCN)	\$244	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	6	\$5,280	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	914		53.26	48,676
A	USF	L	UPPER STORY FIN	1,056	1945	192.74	203,529
+	BAS	L	BASE AREA	1,570	1945	211.94	332,743
+	OPA	N	OPEN PORCH	48		56.65	2,719
G	AGR	N	ATT GARAGE	864		43.42	37,512
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	639,522
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	\$441,300