Key: 2344

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,255

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HACKER ELIZABETH R & DEN DIKKEN, JAN W 23 CURTIS ST SCITUATE, MA 02066	27-4-4-0	23 CURTIS ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HACKER ELIZABETH R &	07/28/2006	F	1	33105-202
HACKER ELIZABETH R &	07/28/2006	F	1	(109393)
HACKER ELIZABETH	03/04/2005	QS	640,000	30102-108

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

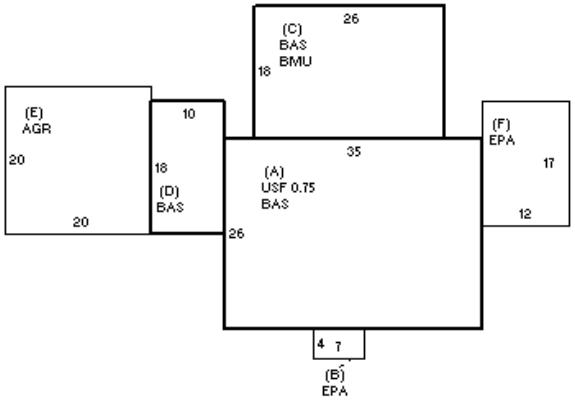
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		09/20/2006		100	100
		5	SPLIT/SUB/LA		05/11/2004		100	100
88-220	05/01/1988	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,948	SC 1.00	100 1.00	100 1.00	396,000	1.65	100 1.00	R04 0.90			343,760

TOTAL	22,948 SF	ZONING		FRNT	256
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	343,800	329,900
BUILDING	491,300	437,000
DETACHED	0	0
OTHER	0	0
TOTAL	**835,100**	**766,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/06/2003

BLDG COMMENTS
SALES REVIEW

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/12/2012	PL
LIST	3/12/2012	EST
REVIEW	3/29/2011	KT

YEAR BLT	1938	SIZE ADJ	1.000
NET AREA	2,241	DETAIL ADJ	1.075
$NLA(RCN)	$296	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$6,192
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,558	1938	254.80	396,979
A	USF	L	UPPER STORY FIN	683	1938	231.71	158,261
+	EPA	N	ENCLOSED PORCH	232		108.24	25,111
C	BMU	N	BSMT UNFINISHED	468		74.97	35,087
E	AGR	N	ATT GARAGE	400		56.25	22,501
	F21	O	FPL 2S 1OP	2		9,886.20	19,772

TOTAL RCN	663,904
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$491,300