

Key: 306

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 293

LEGAL

LAND

DETACHED

BUILDING

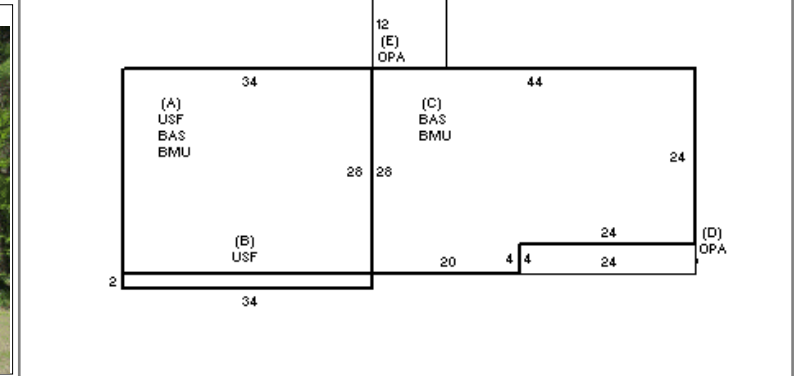
CURRENT OWNER										PARCEL ID				LOCATION			
HILLTOP PROPERTY GROUP LLC S/O O'CONNOR AIDAN & 90 OLD FORGE RD SCITUATE, MA 02066										42-3-15-0				90 OLD FORGE RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
O'CONNOR AIDAN & HILLTOP PROPERTY GROUP LL										06/16/2023		QS		1,165,000		58014-24	
HOHMANN INGRID										08/26/2022		U		730,000		57173-247	
										04/27/1989		QS		9109-171			

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	%
	02/03/2023	3	ALTERATIONS	18,350	05/18/2023	NC	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.044	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	870

TOTAL	41,905 SF	ZONING	FRNT	177	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,900	368,200
Inf1	FACTOR 100		BUILDING	677,900	540,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,082,800	908,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2010	PL
MODEL	1		RESIDENTIAL	LIST	5/18/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/16/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
OTHER FIX=URINAL, SINK MLS	

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	788,246				
NET AREA	3,108	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,088		44.13	92,150	CONDITION ELEM	CD				
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	2,088	1969	215.35	449,654			EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,020	1969	195.84	199,756	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	216		56.65	12,236	KITCHEN	V				
				FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480	BATHS	G				
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009	HEAT	U				
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	U				
				FUEL SOURCE	1	OIL	1.00														
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2008 / 14		
STORIES	2	1.00																COND	14 14 %		
ROOMS	8	1.00																FUNC	0		
BEDROOMS	5	1.00																ECON	0		
BATHROOMS	3	1.00																DEPR	14	% GD	86
# 1/2 BATHS	1	1.00																RCNLD	\$677,900		
TOT FIXTURES	13	\$11,898																			
# UNITS	1	1.00																			