

Key: 3123

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.031

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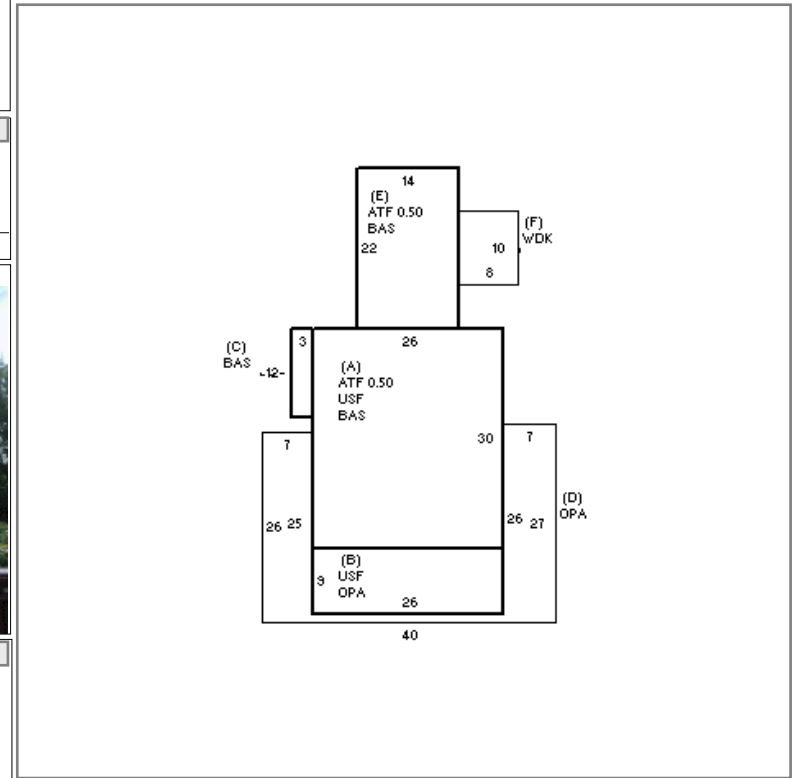
CURRENT OWNER				PARCEL ID				LOCATION				
HORIGAN TIMOTHY L TRUSTEE GOULSTON & STORRS PC ATTN: LAURIE HALL 400 ATLANTIC AVENUE BOSTON, MA 02110				8-6-2-0				27 GRASSHOPPER LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HORIGAN TIMOTHY L TRUSTEE				06/21/1991	QS		(81597)					
HORIGAN TIMOTHY L III				04/01/1981	XX		(C00064729)					
GAETA ANTHONY N & ELIZABE				01/01/1977	QS	54,000	(C00056979)					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,801	MB 1.00	100	1.00	1,100,000	3.32	100	1.00	R07	2.50	906,820

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	%
18-510	04/06/2021	7	OTHERS		06/09/2021	JD	100	80
07-513	04/06/2021	7	OTHERS		05/24/2022	JD	100	100
	08/07/2018	3	ALTERATIONS	35,000	06/17/2019	JD	100	100
	09/04/2007	3	ALTERATIONS	55,000	05/13/2008	SJ	100	100

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TOTAL	10,803 SF	ZONING	FRNT	82	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	906,800	824,400
Infl1	FACTOR 100		LAND	454,800	405,000		
Infl2	PHY 100		BUILDING	9,800	9,300		
			OTHER	0	0		
			TOTAL	1,371,400	1,238,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 GARAGE		364	50.90	9,300
SHF	L	0.80	50 0.50 5 X 16		80	12.78	500



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BUILDING	CD	ADJ	DESC	MEASURE	6/17/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/17/2019	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	5/31/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1905	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	689,113		
NET AREA	2,682	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,124	1905	253.49	284,924	CONDITION ELEM	CD		
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,014	1905	230.52	233,750	EXTERIOR	G		
				ROOF SHAPE	3	GAMBREL	1.00	+	ATF	L	ATTIC FINISH	544	1905	163.78	89,098	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	631		56.65	35,747	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	F	WDK	N	WOOD DECK	80		42.24	3,379	BATHS	A		
				INT FINISH	1	PLASTER	1.00	F31	O	FPL 3S 1OP	2		10,116.70	20,233	HEAT	A			
				HEATING/COOLING	1	FORCED AIR	1.00	FPL	O	FIREPLACE	1		8,594.30	8,594	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1		1,771.00	1,771					
																		EFF.YR/AGE	1970 / 52
																		COND	34 34 %
																		FUNC	0
																		ECON	0
																		DEPR	34 % GD 66
																		RCNLD	\$454,800