

Key: 3805

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.624

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROAKE BRIAN F 53 HAWLEY RD SCITUATE, MA 02066				34-25-11-0				53 HAWLEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROAKE BRIAN F				09/11/2009	QS	314,500	(113756)				
ROAKE BRIAN F				09/11/2009	R	314,500	(104089)				
NEWHALL CHRISTOPHER P &				09/12/2003	QS	291,500	(104089)				

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	%
22-0593	06/06/2022	2	ADDITIONS	178,800	07/30/2022	JD	100	10
22-0593	06/06/2022	2	ADDITIONS	178,800	04/12/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,631	OS 1.00	100	1.00	440,000	6.18	100	1.00	R03	1.00	351,250

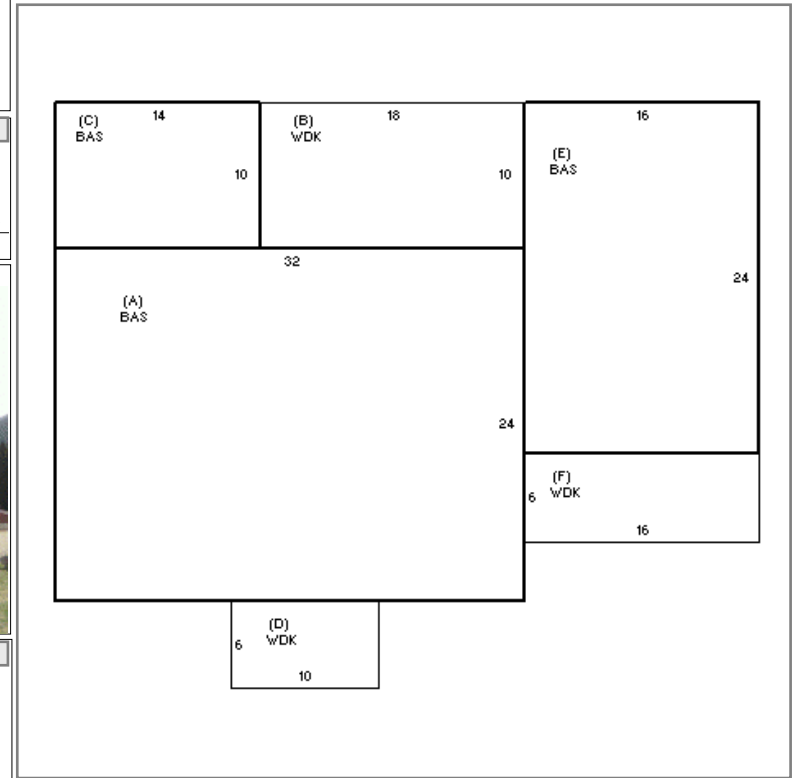
TOTAL	5,619 SF	ZONING	FRNT	118	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	C/W 12		LAND	351,300	319,300
Inf1	FACTOR 100		LAND	259,300	121,700		
Inf2	PHY 100		DETACHED	600	18,100		
			OTHER	0	0		
			TOTAL	611,200	459,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6X8		48	17.03	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/12/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,292	DETAIL ADJ	0.875	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	768	1953	194.04	149,024
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	336		38.40	12,902
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	524	2023	194.04	101,678
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
				FLOOR COVER	14	COMB	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	272,985
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	V
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2017 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$259,300