

Key: 3850

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.669

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOGAN KATHERINE ELIZABETH 12 STANDISH AVENUE SCITUATE, MA 02066				34-11-20-0				12 STANDISH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HOGAN KATHERINE ELIZABETH				06/13/1990	QS	9797-203		3182-424			
HOGAN KATHRYN B				01/01/1966	XX	1864-109					
CAMPBELL CLARENCE W & MAR				01/01/1945	XX						

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		04/05/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	OS 1.00	100	1.00	440,000	3.01	100	1.00	R08	1.00	364,930

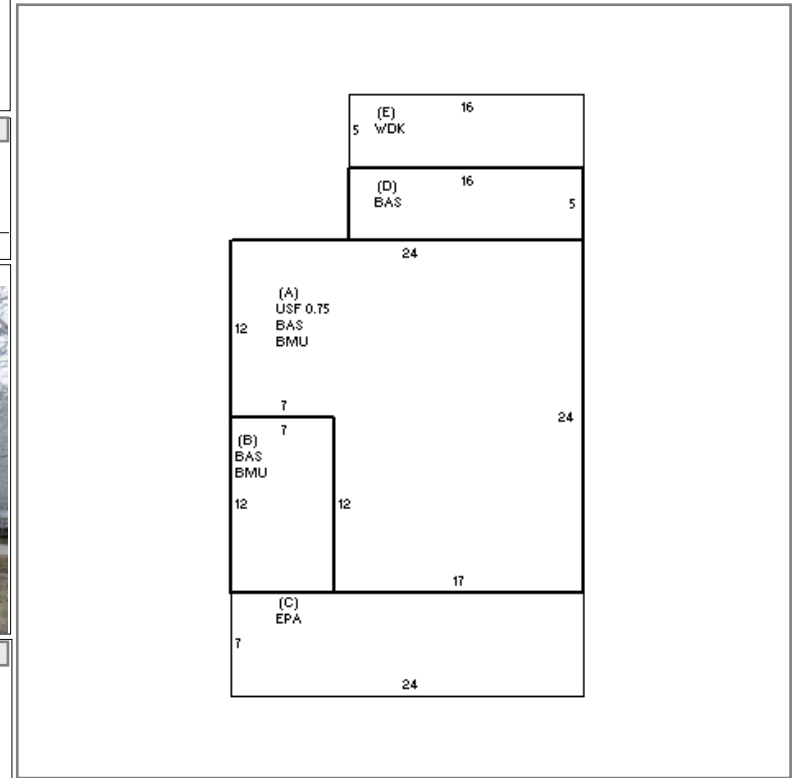
TOTAL	12,000 SF	ZONING	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	364,900	331,800
Inf1	FACTOR 100		BUILDING	136,500	94,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	501,400	426,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	04/05/2023
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/5/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	1,025	DETAIL ADJ	1.224
\$NLA(RCN)	\$333	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,938
# 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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	576		57.09	32,882
A	USF	L	UPPER STORY FIN	369	1890	263.50	97,232
C	EPA	N	ENCLOSED PORCH	168		90.20	15,154
+	BAS	L	BASE AREA	656	1890	289.76	190,080
E	WDK	N	WOOD DECK	80		38.40	3,072

TOTAL RCN	341,358	
CONDITION ELEM	CD	
EXTERIOR	P	
INTERIOR	P	
KITCHEN	P	
BATHS	P	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1954 / 68	
COND	60 60 %	
FUNC	0	
ECON	0	
DEPR	60 % GD	40
RCNLD	\$136,500	