

Key: 3976

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.795

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HYNES FAMILY TRUST C/O LAURIE TOPPA 51 DONNA DR PLYMOUTH, MA 02360				38-12-10-0				25 HILLTOP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HYNES FAMILY TRUST				05/02/2016	F	1	46875-323				
HYNES MICHAEL J &				10/27/2011	F	1	40498-170				
HYNES MICHAEL J				01/01/1962	QS		2905-168				

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	%

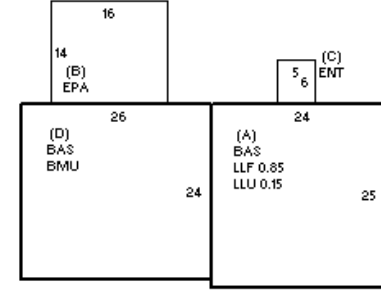
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,001	SC 1.00	100	1.00	100	1.00		R03	0.90		339,960

TOTAL	20,001 SF	ZONING	FRNT	134	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,200
Infl1	FACTOR 100		BUILDING	300,900	267,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	640,900	593,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/17/2010	DR
MODEL	1		RESIDENTIAL	LIST	9/17/2010	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	406.616		
NET AREA	1,734	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	90		60.73	5,466	CONDITION ELEM	CD		
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	510	1961	144.30	73,595	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,224	1961	209.21	256,074	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	224		90.20	20,205	KITCHEN			
				FLOOR COVER	34	COMB	1.00	C	ENT	N	ENCLOSED ENTRY	30		97.70	2,931	BATHS			
				INT FINISH	1	PLASTER	1.00	D	BMU	N	BSMT UNFINISHED	624		55.28	34,493	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	1		2,491.00	2,491	ELECT			
				FUEL SOURCE	99	N/A	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281				
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$300,900