

Key: 4805

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.557

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
HOFFMAN CHARLES M & TR MARLENE S TR 25 ELM ST SCITUATE, MA 02066				44-2-2-A				25 ELM ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HOFFMAN CHARLES M & TR				08/22/2019	F	100	51538-128					
HOFFMAN CHARLES M & MARLE				07/17/1992	F	100	11126-233					
WALSH THOMAS H & OLGA				01/23/1989	QS	155,000	9003-64					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,200	SC	1.00	100	1.00	100	1.00	R03	0.90		340,220

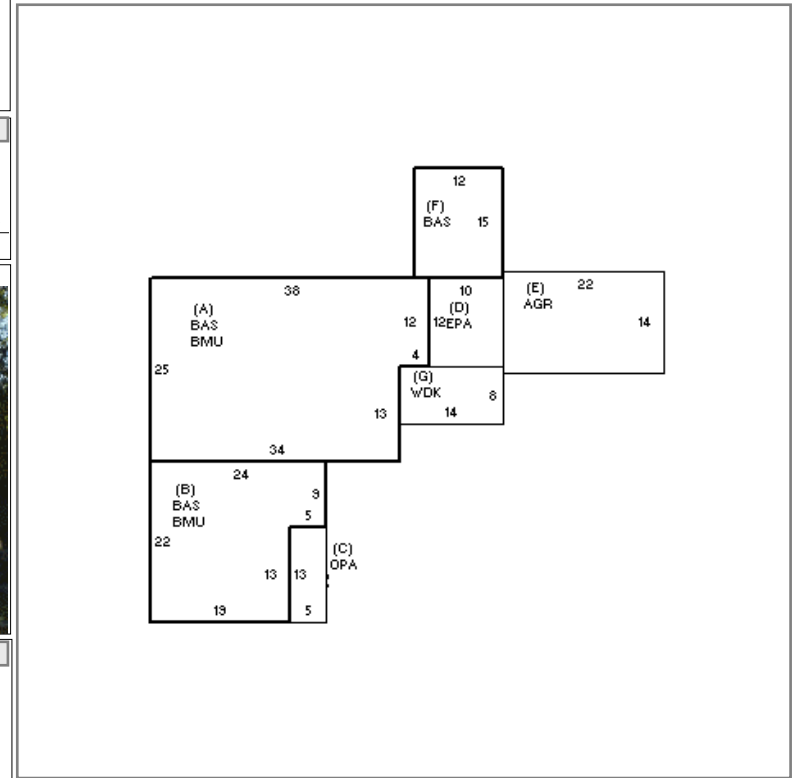
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-567	08/30/2017	3	ALTERATIONS	13,600	07/27/2018	JD	100	100
07-640	11/01/2007	3	ALTERATIONS	30,000	07/15/2008	SJ	100	100
		2	ADDITIONS	20,000	08/01/2006	SJ	100	100
99-619	12/14/1999	2	ADDITIONS				100	100
89-444	08/10/1989	3	ALTERATIONS				100	100

LEGAL LAND

TOTAL	20,200 SF	ZONING	FRNT	269	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,200	326,500
Inf1	FACTOR 100		BUILDING	329,300	293,000		
Inf2	PHY 100		DETACHED	14,900	14,300		
			OTHER	0	0		
			TOTAL	684,400	633,800		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600
IPV	A	1.00	10 0.90	14 X 30	2008	36.37	13,700
SHF	A	1.00	30 0.70		50	17.03	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/5/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/27/2018	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	427,695
NET AREA	1,541	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,361		47.93	65,234		
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,361	1960	202.65	275,804		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	65		56.66	3,683		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	120		99.22	11,906		
				FLOOR COVER	34	COMB	1.00	E	AGR	N	ATT GARAGE	308		56.08	17,272		
				INT FINISH	1	PLASTER	1.00	F	BAS	L	BASE AREA	180	2006	202.65	36,477		
				HEATING/COOLING	2	HOT WATER	1.02	G	WDK	N	WOOD DECK	112		42.24	4,731		
				FUEL SOURCE	99	N/A	1.00	F11	O	FPL 1S 1OP	1		8,009.10	8,009			
								GEN	O	GENERATOR	1		0.00				
																EFF.YR/AGE	1995 / 27
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$329,300