

Key: 6023

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.725

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HOFFMAN MARA 34 STEARNS ST SCITUATE, MA 02066				50-5-2-0				11 OTIS PL			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HOFFMAN MARA				03/18/1994	QS	12740-67		1			
HOFFMAN DANIEL R TRUSTEE				09/17/1993	XX	12214-168		12214-153			
HOFFMAN MARA T AND DANIEL				09/17/1993	QS	108,000					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1040	100	TWO FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,260	HBR 1.00	100	1.00	100	1.00		R08	1.40		497,500

TOTAL	7,275 SF	ZONING		FRNT	75	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	497,500	420,000			
Inf1	FACTOR 100		BUILDING	226,600	212,800			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	724,100	632,800			

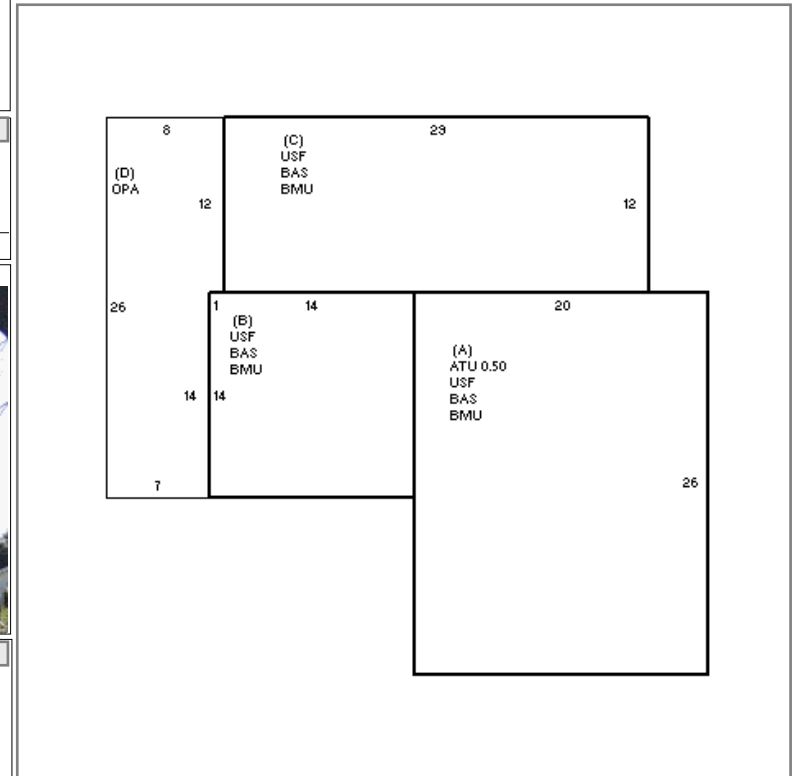
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 11/19/2008

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM COL TO CONV.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2001	RD
MODEL	1		RESIDENTIAL	LIST	10/4/2001	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	2,128	DETAIL ADJ	1.224
\$NLA(RCN)	\$296	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$8,617	
# UNITS	2	1.02	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,064		50.99	54,251
EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,064	1930	268.21	285,376
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,064	1930	243.91	259,520
ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	260		40.70	10,582
FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	194		56.65	10,990
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	629,336
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$226,600