Key: 6257

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,956

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOFFMAN RICHARD W TR & WILLIAM E TR PO BOX 870 SCITUATE, MA 02066	53-2-6-0	253 STOCKBRIDGE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOFFMAN RICHARD W TR &	08/02/2017	F	100	48746-239
SCITUATE CONCRETE PIPE	12/21/1979	QS		4772-289
WHITTAKER KATHERINE A	01/01/1954	XX		2311-441

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

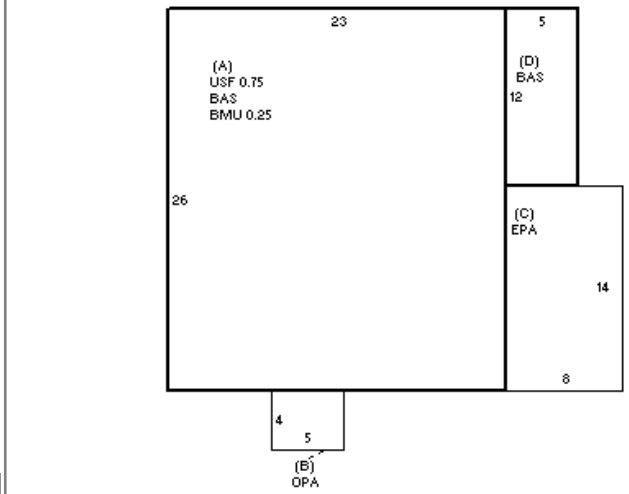
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,302	GB 1.00	100 1.00	100 1.00	374,000	2.55	100 1.00	R02 0.85			313,570

TOTAL	14,302 SF	ZONING		FRNT	148
Ngh	GREENBUSH	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	313,600	268,300
BUILDING	117,200	110,100
DETACHED	100	100
OTHER	0	0
TOTAL	**430,900**	**378,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			10	17.03	100

PHOTO 09/29/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/25/2010	DR
LIST	10/25/2010	EST
REVIEW	3/18/2011	ER

BLDG COMMENTS

FY12 FR-CAPE TO CONV

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,107	DETAIL ADJ	1.224
$NLA(RCN)	$294	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	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	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	150		63.15	9,473
A	USF	L	UPPER STORY FIN	449	1900	257.63	115,678
B	OPA	N	OPEN PORCH	20		51.50	1,030
C	EPA	N	ENCLOSED PORCH	112		90.20	10,102
+	BAS	L	BASE AREA	658	1900	283.31	186,415

TOTAL RCN	325,636
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		$117,200