

Key: 6566

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.269

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
HOFFMAN JUSTIN B & ANDREA K 89 NEAL GATE ST SCITUATE, MA 02066										57-2-4-R				89 NEAL GATE ST			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
HOFFMAN JUSTIN B & ANDREA										09/25/2020	QS	1,900,000	53507-90				
HOSS MARY LOUISE										05/23/2017	F	100	48454-242				
HOSS RICHARD W TR &										05/23/2017	F	100	48454-246				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
89-114	03/29/1989	2	ADDITIONS				100 100
		6	CYCL GROWTH				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 GB	1.00	100	1.00	1,540,000	1.00	100	1.00	RF3	3.50	1,414,140
300	A	3.602 GB	1.00	100	1.00	69,300	1.00	100	1.00	RF3	3.50	249,620

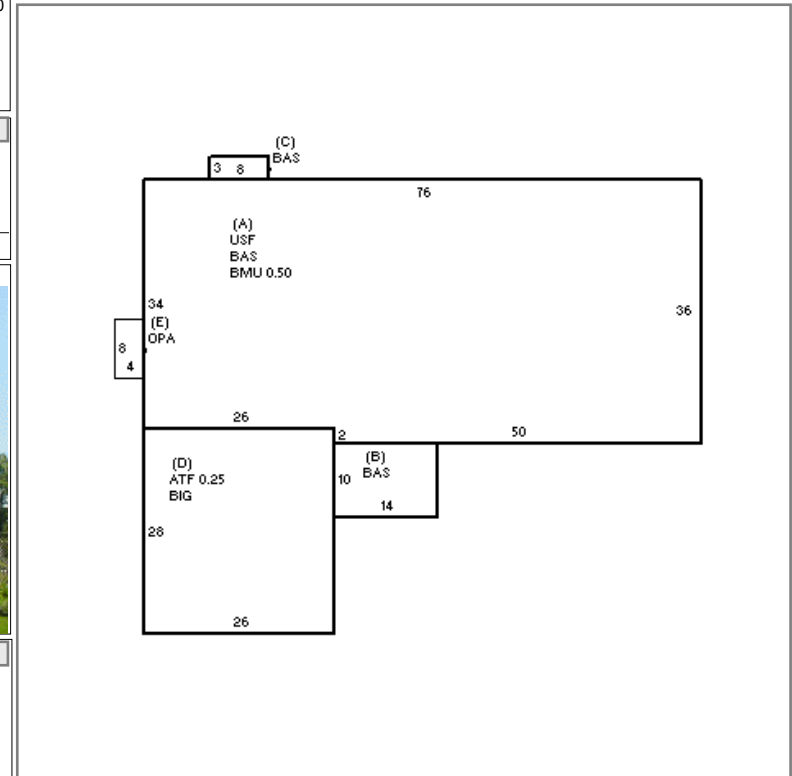
TOTAL	4.520 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	1,663,800	1,307,200
Inf1	FACTOR 100		BUILDING	997,300	861,700		
Inf2	PHY 100		DETACHED	59,400	56,600		
			OTHER	117,200	104,200		
				TOTAL	2,837,700	2,329,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	40 0.60	1978	684	34.99	14,400
PPD	A	1.00	20 0.80 75X4	1992	300	187.70	45,000



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/16/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,558,241
NET AREA	5,714	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,342		61.18	82,103		
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	2,684	1925	235.01	630,780		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,848	1925	258.43	736,011		
				ROOF COVER	2	WOOD SHINGLES	1.01	D	BIG	N	BUILT-IN GARAGE	728		59.20	43,099		
				FLOOR COVER	2	SOFTWOOD	1.00	D	ATF	L	ATTIC FINISH	182	1925	166.98	30,390		
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	32		72.10	2,307		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O		FPL 2S 10P	2		11,533.90	23,068		
				FUEL SOURCE	99	N/A	1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	2	1.00	EXTERIOR	A
ROOMS	9	1.00	INTERIOR	A
BEDROOMS	4	1.00	KITCHEN	A
BATHROOMS	2	1.00	BATHS	A
# 1/2 BATHS	1	1.00	HEAT	A
TOT FIXTURES	9	\$10,483	ELECT	A
# UNITS	1	1.00		

EFF.YR/AGE	1968 / 54
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$997,300

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HOFFMAN JUSTIN B & ANDREA K		57-2-4-R		89 NEAL GATE ST	
89 NEAL GATE ST		TRANSFER HISTORY		DOS	T
SCITUATE, MA 02066				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

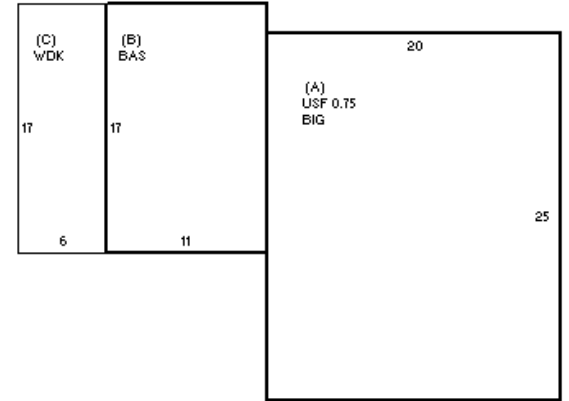
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	117,200	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	
STYLE	18	1.00	GAR/QTRS [100%]		
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		3/16/2011 ER

BLDG COMMENTS
YR BLT=EST/FY12 FR-CONV TO GAR/QTRS

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	183.056	
NET AREA	562	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	500		43.66	21,830	CONDITION ELEM	CD	
\$NLA(RCN)	\$326	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	375	1950	266.83	100,063	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	187	1950	293.42	54,870	INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	C	WDK	N	WOOD DECK	102		38.40	3,917	KITCHEN	A	
ROOMS	4	1.00	FLOOR COVER	14	COMB	1.00	1.00									BATHS	A	
BEDROOMS	2	1.00	INT FINISH	1	PLASTER	1.00	1.00									HEAT	A	
BATHROOMS	1	1.00	HEATING/COOLING	5	ELECTRIC BB	0.99	0.99									ELECT	A	
# 1/2 BATHS	0	1.00	FUEL SOURCE	3	ELECTRIC	1.00	1.00											
TOT FIXTURES	3	\$2,376																
# UNITS	1	1.00																
																EFF.YR/AGE	1968 / 54	
																COND	36 36 %	
																FUNC	0	
																ECON	0	
																DEPR	36 % GD 64	
																RCNLD	\$117,200	