

Key: 7045

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.734

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LINDBERG SUSAN M TR & JON F TR				69-2-9-A				265 CENTRAL AV			
1 EDGAR WALKER CT HINGHAM, MA 02043				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				LINDBERG SUSAN M TR & LINDBERG SUSAN M				03/26/2015	F	100 (121647)	
								05/24/1993	H	100 (84636)	
				TRIGLIONE, ANTHONY J., TR				05/11/1990	XX	80105-0	

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 %
16-652	10/25/2016	3	ALTERATIONS	100,000	08/23/2017	SJ	100 5
16-652	10/25/2016	3	ALTERATIONS	100,000	08/29/2018	JD	100 100
07-643	11/01/2007	2	ADDITIONS	25,000	08/19/2008	SJ	100 100
91-561	10/24/1991	3	ALTERATIONS				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	10,000	HUM	1.00	100	1.00	100	1.00	RF2	1.45		523,730

TOTAL	10,000 SF	ZONING	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE dock/joint ownership with # 261 Central	LAND	523,700	476,100		
Inf1	FACTOR 100		BUILDING	308,600	274,500		
Inf2	PHY 100		DETACHED	94,100	89,700		
			OTHER	0	0		
TOTAL			TOTAL	926,400	840,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
PPD	A	1.00	20 0.80	1/2- 4X350	2005	700	166.30	93,100
SHF	A	1.00	30 0.70	12X8		96	14.95	1,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/26/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/26/2015	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	8/29/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,960	DETAIL ADJ	0.831	FOUNDATION	2	SLAB	0.95
\$NLA(RCN)	\$199	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH SHINGLES	1.00
				FLOOR COVER	34	COMB	1.00
				INT FINISH	1	PLASTER	1.00
				HEATING/COOLING	9	WARM/COOL AIR	1.03
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,960	2008	168.17	329,609
B	AGR	N	ATT GARAGE	270		53.49	14,443
+	OPA	N	OPEN PORCH	360		51.50	18,540
G	WDK	N	WOOD DECK	424		38.40	16,282
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	390,676
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$308,600

