

Key: 7092

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.777

LEGAL

CURRENT OWNER							PARCEL ID				LOCATION			
DIBENEDETTO DAVID C & MOSS MARTHA 54 GARDNER ST HINGHAM, MA 02043							69-1-3-0				6 CLIFF ROAD SOUTH			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
							09/26/2014	QS	515,000	(121044)				
							10/12/2007	F	1	(111182)				
							09/16/1986	QS	230,500	(C#7395)				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-187	04/21/2015	3	ALTERATIONS	25,000	08/26/2015	SJ	100	100
09-235	06/08/2009	3	ALTERATIONS	25,000	09/10/2010	SJ	100	100
08-359	08/04/2008	3	ALTERATIONS	32,000	09/08/2009	SJ	100	100
05-812	12/05/2005	3	ALTERATIONS	4,500	09/07/2006	SJ	100	100
91-668	11/19/1991	3	ALTERATIONS				100	100

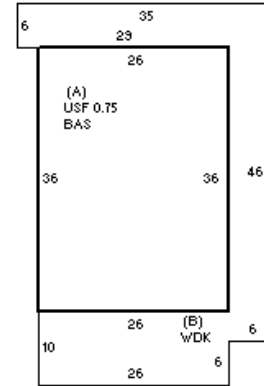
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	10,250	HUM	1.00	100	1.00	100	1.00	673,200	3.49	90	0.90	WF7	1.70		553,370

TOTAL	10,250 SF	ZONING	FRNT	41	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	553,400	473,500		
Inf1	FACTOR 100		BUILDING	284,700	253,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	838,100	726,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/23/2003
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/8/2009	SJ
MODEL	1		RESIDENTIAL	LIST	9/8/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/11/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	384,734
NET AREA	1,638	DETAIL ADJ	1.067	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	936	1978	223.80	209,476		
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	702	1978	203.52	142,872		
				ROOF SHAPE	6	SALTBOX	1.00	B	WDK	N	WOOD DECK	710		38.40	27,264		
				ROOF COVER	1	ASPH SHINGLES	1.00										
				FLOOR COVER	14	COMB	1.00										
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	5	ELECTRIC BB	0.99										
				FUEL SOURCE	3	ELECTRIC	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$284,700