

Key: 7200

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.882

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| 198 CENTRAL AVENUE LLC<br>8 RIVER POINT DRIVE<br>PEMBROKE, MA 02359 |  |  |  | 70-1-12-0  |    |            |              | 198 CENTRAL AV |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| 198 CENTRAL AVENUE LLC  |  |  |  | 07/15/2021 | V  | 750,000    | (132337)     |                |  |  |  |
| HOGAN ROBERT V  |  |  |  | 12/09/2015 | QS | 725,000    | (122803)     |                |  |  |  |
| FIORINI ANTHONY & ANN MA  |  |  |  | 12/06/2012 | F  | 1          | (118364)     |                |  |  |  |

| 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 %   |
| 14-611 |            | 7             | OTHERS      |        | 09/21/2022 | JD     | 100 100 |
| 14-611 | 09/14/2014 | 7             | OTHERS      |        | 08/23/2021 | JD     | 100 100 |
| 14-611 | 09/14/2014 | 3             | ALTERATIONS | 25,000 | 07/22/2015 | SJ     | 100 100 |
| 91-634 | 11/13/1991 | 3             | ALTERATIONS | 25,000 | 08/25/2016 | SJ     | 100 100 |

| CD  | T | AC/SF/UN | Ngh      | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 12,000   | HUM 1.00 | 100  | 1.00 | 100      | 1.00 | 748,000 | 3.01 | 100 | 1.00       | WF7 1.70  | 620,390 |

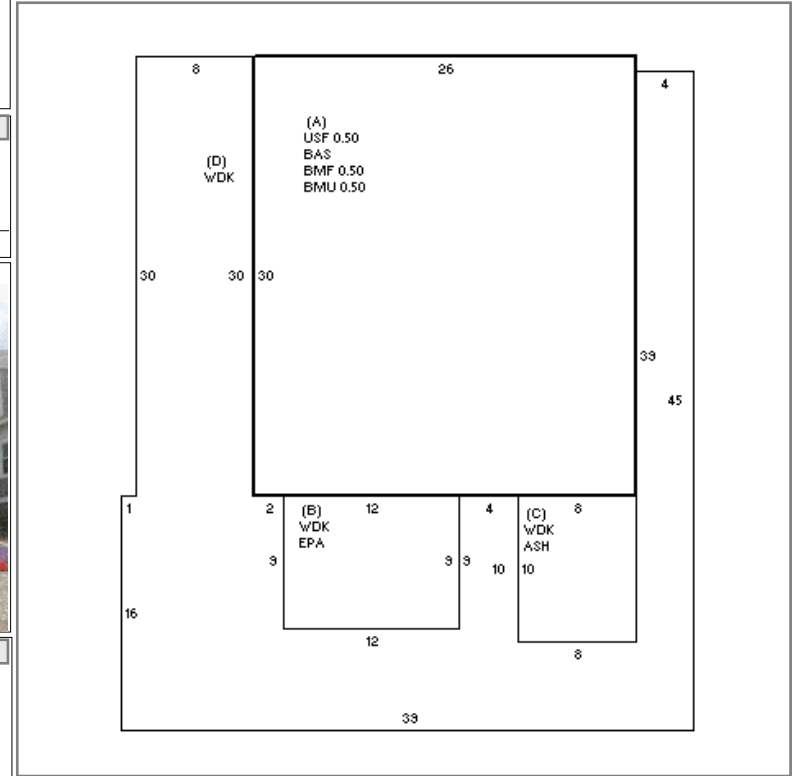
| TOTAL | 12,000 SF  | ZONING | FRNT     | 49      | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | HUMAROCK   | NOTE   | LAND     | 620,400 | 530,800  |         |          |
| Inf1  | FACTOR 100 |        | BUILDING | 302,200 | 269,100  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 0       | 0        |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 922,600 | 799,900  |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/16/2009 | PL  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 10/16/2009 | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 9/14/2022  | JD  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| BLDG COMMENTS |  |  |
|---------------|--|--|
| MLS           |  |  |



| YEAR BLT   | 1958  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 1,170 | DETAIL ADJ | 1.133 |
| \$NLA(RCN) | \$349 | OVERALL    | 1.000 |

| ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 390   |      | 50.94     | 19,867  |
| EXT COVER       | 1  | WD SHINGLES    | 1.00 | A | BMF | N | BSMT FINISH-SEP | 390   |      | 71.51     | 27,889  |
| ROOF SHAPE      | 1  | GABLE          | 1.00 | A | BAS | L | BASE AREA       | 780   | 1958 | 258.18    | 201,382 |
| ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | A | USF | L | UPPER STORY FIN | 390   | 1958 | 234.79    | 91,568  |
| FLOOR COVER     | 14 | COMB           | 1.00 | B | EPA | N | ENCLOSED PORCH  | 108   |      | 90.20     | 9,742   |
| INT FINISH      | 1  | PLASTER        | 1.00 | C | ASH | N | ATT SHED        | 80    |      | 22.35     | 1,788   |
| HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 | + | WDK | N | WOOD DECK       | 980   |      | 38.40     | 37,632  |
| FUEL SOURCE     | 2  | GAS            | 1.00 |   | BMG | O | BSMT GARAGE     | 1     |      | 2,491.00  | 2,491   |
|                 |    |                |      |   | FPL | O | FIREPLACE       | 1     |      | 7,813.00  | 7,813   |

| TOTAL RCN      | 408,330    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | G          |
| KITCHEN        | G          |
| BATHS          | G          |
| HEAT           | A          |
| ELECT          | U          |
| EFF.YR/AGE     | 1984 / 38  |
| COND           | 26 26 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 26 % GD 74 |
| RCNLD          | \$302,200  |