

Key: 7224

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.906

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| TENNEY KEVIN & TERESA 77 HAWTHORNE RD BRAINTREE, MA 02184 | | | | 70-2-8-0 | | | | 162 CENTRAL AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| TENNEY KEVIN & TERESA | | | | 10/18/2016 | F | 100 | 47613-220 | | | | |
| FOLEY ARTHUR W & | | | | 10/01/2009 | QS | 364,000 | 37773-279 | | | | |
| TATOIAN HARRY E JR | | | | 04/01/2004 | QS | 430,000 | 27858-116 | | | | |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|--------|------------|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | % |
| 14-622 | 09/23/2014 | 3 | ALTERATIONS | 15,000 | 08/26/2015 | SJ | 100 |
| 95-222 | 04/28/1995 | 3 | ALTERATIONS | | | | 100 |
| 93-137 | 03/31/1993 | 3 | ALTERATIONS | | | | 100 |
| 92-601 | 07/27/1992 | 3 | ALTERATIONS | | | | 100 |
| 92-302 | 04/21/1992 | 3 | ALTERATIONS | | | | 100 |

LAND

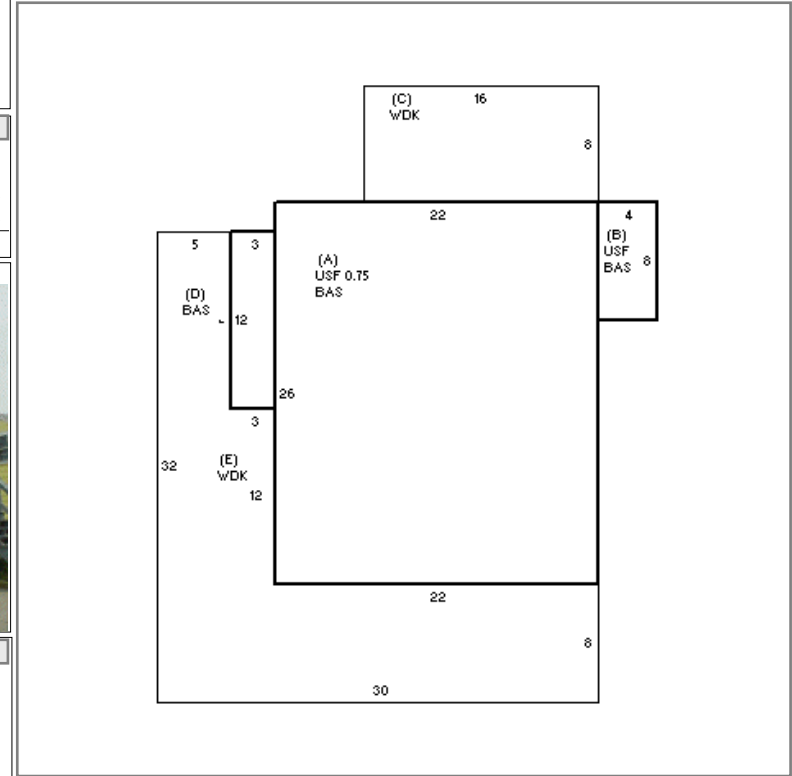
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|-----------|------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 4,280 HUM | 1.00 | 100 | 1.00 | 100 | 1.00 | 550,000 | 8.03 | 100 | 1.00 | RV2 1.25 | 434,030 |

| TOTAL | 4,280 SF | ZONING | FRNT | 100 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|---------|----------------|----------------|----------|
| Ngh | HUMAROCK | NOTE | | | LAND | 434,000 | 394,600 |
| Inf1 | FACTOR 100 | | BUILDING | 129,800 | 120,800 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | | 563,800 | 515,400 | |

DETACHED

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





BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/5/2010 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/5/2010 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 3/10/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

G

| YEAR BLT | 1954 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 295,052 |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,101 | DETAIL ADJ | 1.065 | FOUNDATION | 2 | SLAB | 0.95 | + | BAS | L | BASE AREA | 640 | 1954 | 246.95 | 158,049 | | |
| \$NLA(RCN) | \$268 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 461 | 1954 | 224.58 | 103,530 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 524 | | 38.40 | 20,122 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | | | | | | | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | EXTERIOR | |
| | | | | | | | | | | | | | | | | INTERIOR | |
| | | | | | | | | | | | | | | | | KITCHEN | |
| | | | | | | | | | | | | | | | | BATHS | |
| | | | | | | | | | | | | | | | | HEAT | |
| | | | | | | | | | | | | | | | | ELECT | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1956 / 66 |
| | | | | | | | | | | | | | | | | COND | 56 56 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 56 % GD 44 |
| | | | | | | | | | | | | | | | | RCNLD | \$129,800 |