

Key: 7251

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.932

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOKANSON KEVIN H & KIMBERLY Z PO BOX 444 20 ATLANTIC DR HUMAROCK, MA 02047				70-2-34-0				20 ATLANTIC DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOKANSON KEVIN H & KIMBER				09/30/2021	U	1,855,000	55766-101				
FLYNN DAVID G				05/23/2019	QS	1,499,999	51140-147				
MACLEOD SHAWN L				11/10/2006	QS	755,000	33657-33				

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	%
11-533	09/06/2011	3	ALTERATIONS	286,300	06/11/2012	SJ	100	100
92-682	08/24/1992	3	ALTERATIONS				100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,835 HUM	1.00	100	1.00	100	1.00	748,000	7.15	100	1.00	WF7 1.70	593,250

TOTAL	4,835 SF	ZONING	FRNT	31	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	593,300	507,600		
Infl1	FACTOR 100		BUILDING	1,097,100	963,700		
Infl2	PHY 100		DETACHED	5,600	5,300		
			OTHER	0	0		
TOTAL			TOTAL	1,696,000	1,476,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	G	1.20	10 0.90		1	6,218.16	5,600



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/25/2020	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,008	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,184	1972	343.42	406,611
\$NLA(RCN)	\$365	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,792	2012	312.30	559,649
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	1,258		69.12	86,953
				ROOF COVER	1	ASPH SHINGLES	1.00	E	USF	L	UPPER STORY FIN	32	1972	312.30	9,994
				FLOOR COVER	14	COMB	1.00		FPL	O	FIREPLACE	1		14,063.40	14,063
				INT FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1		0.00	
				HEATING/COOLING	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHOWER	1		2,437.20	2,437
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	1,097,141
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,097,100

