

Key: 7306

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.983

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BARRETT COLEEN 10 BUCKET MILL LN HINGHAM, MA 02043				71-2-5-0				110-REAR CENTRAL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BARRETT COLEEN				07/01/2011	QS	525,000	40089-246					
NOCERA JOSEPH L & LEANNE				10/08/2004	QS	610,000	29232-89					
MCEACHERN GERALDINE				05/23/1996	QS	150,000	14383-53					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,737	HUM 1.00	100	1.00	594,000	4.56	100	1.00	WV3	1.35	481,220

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	%
20-840	11/24/2020	3	ALTERATIONS	57,909	03/25/2021	JD	100	100
05-222	05/07/2005	3	ALTERATIONS	3,000	08/02/2005	SJ	100	100
05-221	05/06/2005	3	ALTERATIONS	15,000	08/02/2005	SJ	100	100
97-653	11/01/1997	3	ALTERATIONS				100	100
97-29	06/01/1997	3	ALTERATIONS				100	100

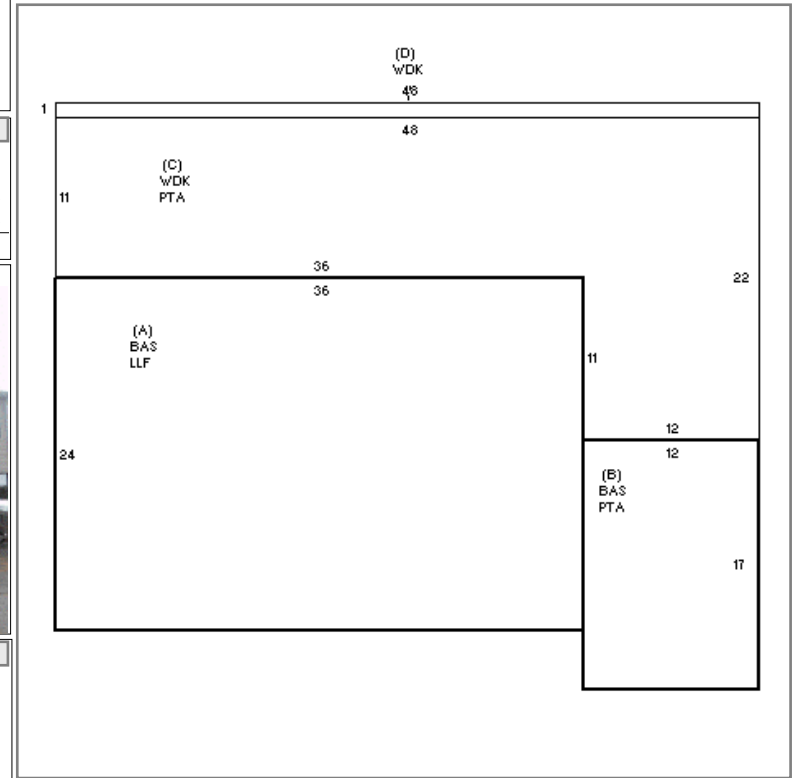
TOTAL	7,754 SF	ZONING	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	481,200	437,500
Inf1	FACTOR 100		BUILDING	332,300	295,700		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
					TOTAL	814,500	734,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X8		96	14.95	1,000



BUILDING	CD	ADJ	DESC	MEASURE	3/25/2021	JD
MODEL	1		RESIDENTIAL	LIST	3/25/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,932	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	864	1951	145.47	125,686
\$NLA(RCN)	\$210	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,068	1951	210.90	225,242
				ROOF SHAPE	1	GABLE	1.00	+	PTA	N	PATIO	864		14.90	12,874
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	708		38.40	27,187
				FLOOR COVER	14	COMB	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,395.00	1,395
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	2	GAS	1.00								



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				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,395.00	1,395
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	405,189	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			G
KITCHEN			V
BATHS			V
HEAT			U
ELECT			U
EFF.YR/AGE	2004 / 18		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD			\$332,300