

Key: 7349

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.025

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
HOGAN ROBERT 444 MOUNT AUBURN ST, UNIT 3 WATERTOWN, MA 02472				71-5-1-0				36 CONCORD ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HOGAN ROBERT				11/01/2021	U	3,065,000	(132951)					
DEVANEY JAMES W & PAMELA				04/02/2007	F	1	(110340)					
DEVANEY JAMES W & PAMELA				12/21/1994	QS	425,000	(87433)					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,750	HUM 1.00	100	1.00	748,000	1.98	100	1.00	WF7	1.70	639,010

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
13-212		7	OTHERS		06/15/2022	JD	100 100
95-315	04/18/2013	7	OTHERS	4,000	09/13/2021	JD	100 100
91-734	06/01/1995	3	ALTERATIONS		09/04/2013	SJ	100 100
	11/26/1991	3	ALTERATIONS				100 100

LAND

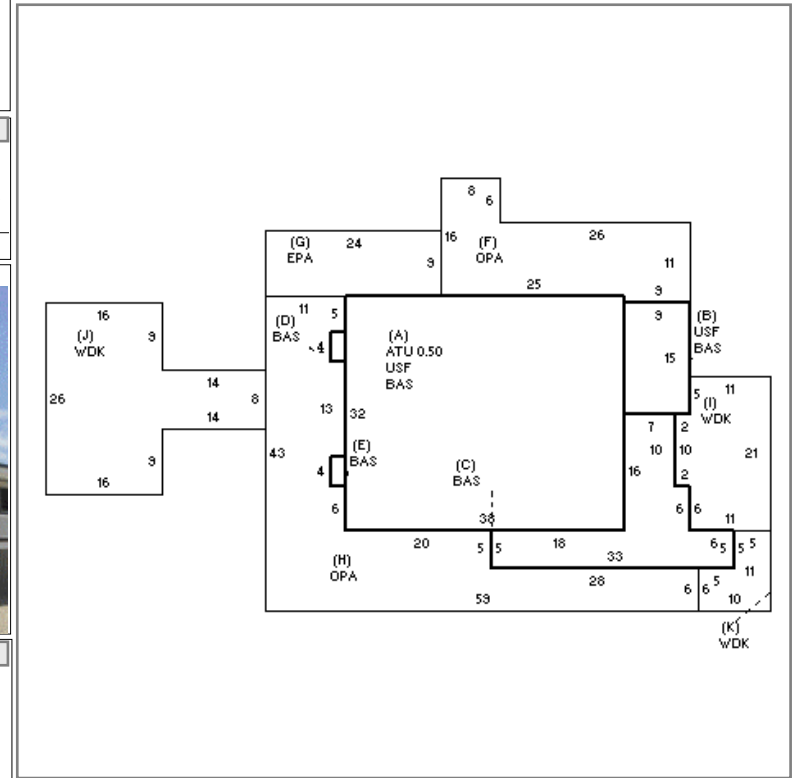
TOTAL	18,731 SF	ZONING	C/W 71-5-2	FRNT	155	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	639,000	546,800		
Infl1	FACTOR 100			BUILDING	1,334,700	1,121,400		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	423,400	349,600		
				TOTAL	2,397,100	2,017,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MLS		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	2/25/2019	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1911	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,482,959
NET AREA	3,007	DETAIL ADJ	1.210	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,656	1911	411.83	681,995	CONDITION ELEM	CD
\$NLA(RCN)	\$493	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,351	1911	374.52	505,973	EXTERIOR	V
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	A	ATU	N	ATTIC UNF	608	66.60	40,493	INTERIOR	V
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	1,242		92.70	115,133	KITCHEN	V	
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	G	EPA	N	ENCLOSED PORCH	216		162.36	35,069	BATHS	V	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	864		69.12	59,720	HEAT	U	
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1		14,830.20	14,830	ELECT	U		
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	FPL	O	FIREPLACE	1		14,063.40	14,063				
TOT FIXTURES	9	\$15,682					GEN	O	GENERATOR	1		0.00					
# UNITS	1	1.00														EFF.YR/AGE	2012 / 10
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$1,334,700

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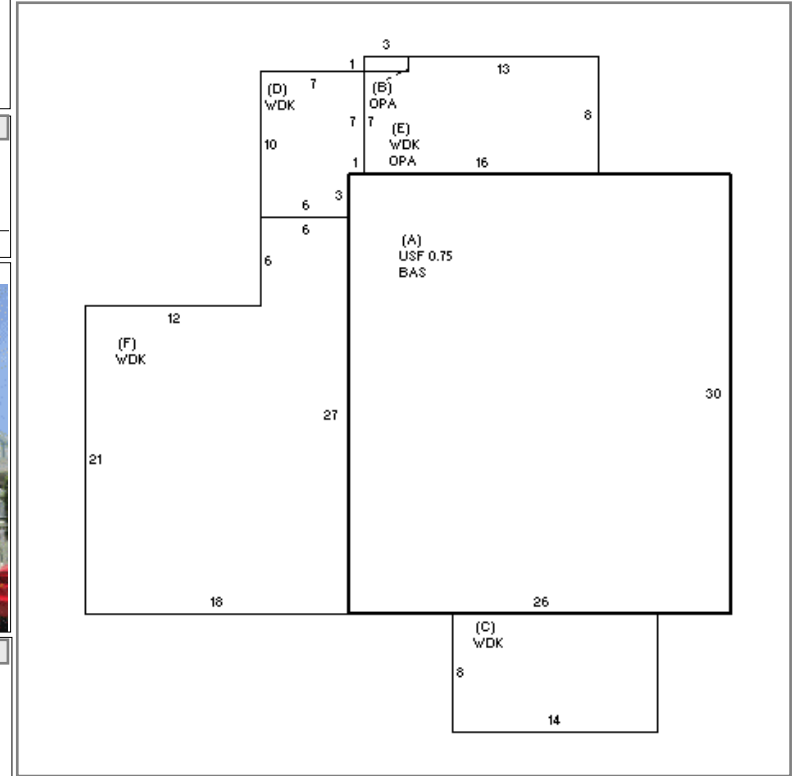
LEGAL

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TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND BUILDING DETACHED OTHER TOTAL	423,400	
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/15/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	2/25/2019	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
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INDIN

YEAR BLT	1911	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	529,287
NET AREA	1,365	DETAIL ADJ	1.188	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	780	1911	363.92	283,861	CONDITION ELEM CD	
\$NLA(RCN)	\$388	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	585	1911	330.95	193,606	EXTERIOR	G
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	128	72.10	9,229	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	718	53.76	38,599	KITCHEN	G	BATHS	G
ROOMS	3	1.00	FLOOR COVER	2	SOFTWOOD	1.00								BATHS	G	HEAT	U
BEDROOMS	1	1.00	INT FINISH	1	PLASTER	1.00								HEAT	U	ELECT	U
BATHROOMS	1	1.00	HEATING/COOLING	5	ELECTRIC BB	0.99								ELECT	U		
# 1/2 BATHS	0	1.00	FUEL SOURCE	3	ELECTRIC	1.00											
TOT FIXTURES	3	\$3,991															
# UNITS	1	1.00															

EFF.YR/AGE	2002 / 20
COND	18 18 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$423,400