

Key: 735

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 674

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
Dwyer Regina E 9 Hornbeam Rd Scituate, MA 02066				32-5-5-0				9 Hornbeam Rd			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
Dwyer Regina E				07/20/2015	QS	290,000	45818-64				
Richard Patricia				01/01/1978	QS		4317-25				
Macdonald John W & DoroTh				01/01/1967	XX		3317-210				

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	%
89-24	01/01/1989	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,470	SC 1.00	100	1.00	396,000	2.12	100	1.00	R03	0.90	336,550

TOTAL	17,470 SF	ZONING	FRNT	88	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	336,600	323,000
Inf1	FACTOR 100		BUILDING	107,900	100,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>444,500</b>	<b>423,700</b>

DETACHED

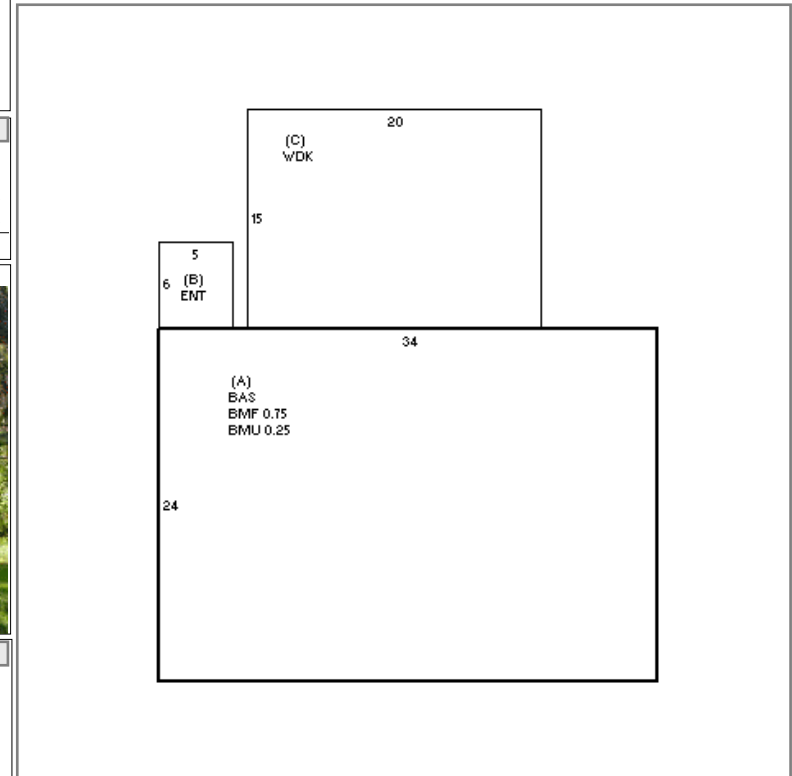
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/23/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/23/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/8/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	816	DETAIL ADJ	0.850
\$NLA(RCN)	\$315	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	7	\$4,760	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	204		50.18	10,237
A	BMF	N	BSMT FINISH-SEP	612		70.45	43,114
A	BAS	L	BASE AREA	816	1953	216.99	177,061
B	ENT	N	ENCLOSED ENTRY	30		97.70	2,931
C	WDK	N	WOOD DECK	300		38.40	11,520
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	256,904	
CONDITION ELEM CD		
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1955 / 67	
COND	58	58 %
FUNC	0	
ECON	0	
DEPR	58	% GD 42
RCNLD	\$107,900	