Key: 738

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 677

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RAND MARGARET A & GARY D S/O RAND MARGARET A 17 HORNBEAM RD SCITUATE, MA 02066	32-5-7-0	17 HORNBEAM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RAND MARGARET A	02/14/2023	F	10	57672-190
RAND MARGARET A & GARY D	02/24/1992	QS		10773-148
FITZGERALD JAMES & MARGAR	01/01/1973	XX		3823-504

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

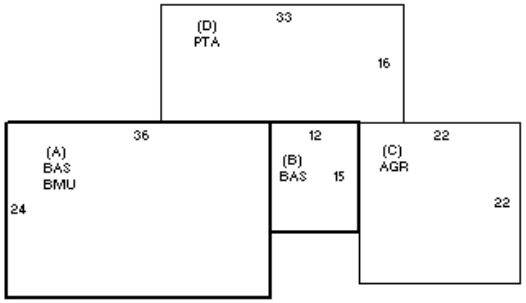
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
99-385	07/20/1999	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,483	SC 1.00	100 1.00	100 1.00	396,000	2.01	100 1.00	R03 0.90			337,940

TOTAL	18,483 SF	ZONING		FRNT	101
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	337,900	324,300
BUILDING	200,700	181,100
DETACHED	8,100	7,400
OTHER	0	0
TOTAL	**546,700**	**512,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		400	1.10	400
S/V	A 1.00	SV 1.00	VINYL STEEL	1979	7,000	1.10	7,700

PHOTO 10/07/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/23/2010	PL
LIST	7/23/2010	EST
REVIEW	3/8/2011	KT

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,044	DETAIL ADJ	0.850
$NLA(RCN)	$279	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	4	$2,720
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	864		49.26	42,558
+	BAS	L	BASE AREA	1,044	1954	200.14	208,950
C	AGR	N	ATT GARAGE	484		44.45	21,515
D	PTA	N	PATIO	528		14.90	7,867
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	290,891
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$200,700