

Key: 741

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 679

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
BONNEY ALLERTON JR & CARMEN D				32-5-9-F				25 HORNBEAM RD					
25 HORNBEAM RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
SCITUATE, MA 02066				BONNEY ALLERTON JR & CARM				01/01/1955	QS		2271-481		

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	%
SS14-01 04-158	03/30/2004	5 3	SPLIT/SUB/LA ALTERATIONS	13,000	04/22/2013 08/02/2004	SJ SJ	100 100	100 100

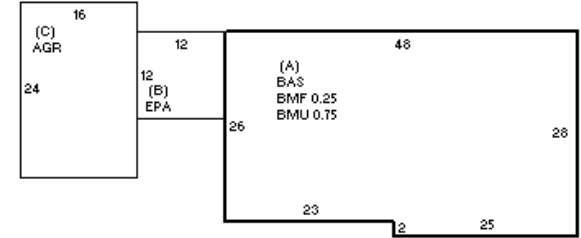
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R03	0.90	363,640
300	A	0.360	SC 1.00	100	1.00	17,820	1.00	100	1.00	R03	0.90	6,420

TOTAL	1.278 Acres		ZONING	FRNT	111	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		NOTE			LAND	370,100	355,400
Inf1	FACTOR 100			BUILDING	273,400	243,100		
Inf2	PHY 100			DETACHED	33,600	32,000		
				OTHER	0	0		
					TOTAL	677,100	630,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	-	0.90	10 0.90	26 X 36	936	39.89	33,600



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	3/9/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	346,087		
NET AREA	1,298	DETAIL ADJ	0.833	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	974		44.04	42,892	CONDITION ELEM	CD		
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	7	STUCCO	0.98	A	BMF	N	BSMT FINISH-SEP	325		61.82	20,091	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,298	1954	184.55	239,548	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	144		90.20	12,989	KITCHEN			
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	384		47.45	18,221	BATHS			
				INT FINISH	99	N/A	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															TOTAL RCN	346,087
STORIES	1	1.00																EFF.YR/AGE	2000 / 22
ROOMS	5	1.00																COND	20 20 %
BEDROOMS	3	1.00																FUNC	0
BATHROOMS	1	1.00																ECON	0
# 1/2 BATHS	0	1.00																DEPR	21 % GD 79
TOT FIXTURES	3	\$1,999																RCNLD	\$273,400
# UNITS	1	1.00																	