Key: 7412

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,087

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
8 HAWTHORNE ST LLC 196 HARVARD AVE SUITE 7 ALLSTON, MA 02134	72-14-9-0	8 HAWTHORNE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
8 HAWTHORNE ST LLC	11/09/2017	QS	472,000	(126043)
MCAULIFFE THELMA	09/08/1981	QS	30,000	(65382)
CLOUGH MYRTLE S	01/01/1962	XX		(C00030384)

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

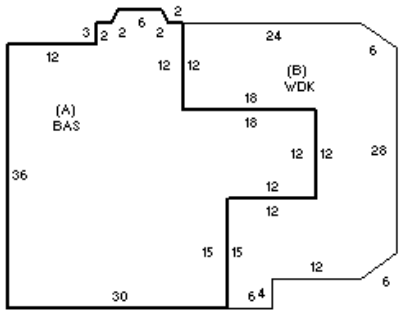
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-758	10/25/2018	3	ALTERATIONS	32,288	06/25/2019	JD	100	100
		7	OTHERS		06/13/2018	JD	100	100
96-256	06/24/1996	3	ALTERATIONS				100	100
92-419	05/01/1992	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,600	HUM 1.00	100 1.00	100 1.00	550,000	3.72	100 1.00	R08 1.25			450,500

TOTAL	9,600 SF	ZONING		FRNT	110
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	450,500	409,500
BUILDING	217,700	193,600
DETACHED	1,200	1,100
OTHER	0	0
TOTAL	**669,400**	**604,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80			100	14.74	1,200

PHOTO 06/25/2019

BLDG COMMENTS

exterior shower

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/13/2018	JD
LIST	6/13/2018	EST
REVIEW	6/25/2019	JD

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,218	DETAIL ADJ	0.850
$NLA(RCN)	$223	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	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	3	CONT 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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,218	1940	191.54	233,300
B	WDK	N	WOOD DECK	736		38.40	28,262
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN 272,095

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE 2002 / 20

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $217,700