

Key: 7415

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.090

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
11 HAWTHORNE LLC 196 HARVARD AVENUE SUITE 7 ALLSTON, MA 02134				72-15-3-0				11 HAWTHORNE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
11 HAWTHORNE LLC				05/13/2022	QS	630,000	(133858)				
FUGAZZOTTO JO ANN				08/02/2016	QS	370,000	(123847)				
SHORTER JEFFREY & PATRICI				05/29/2002	F	1	(101311)				

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	%
		7	OTHERS		09/02/2022	JD	100	100

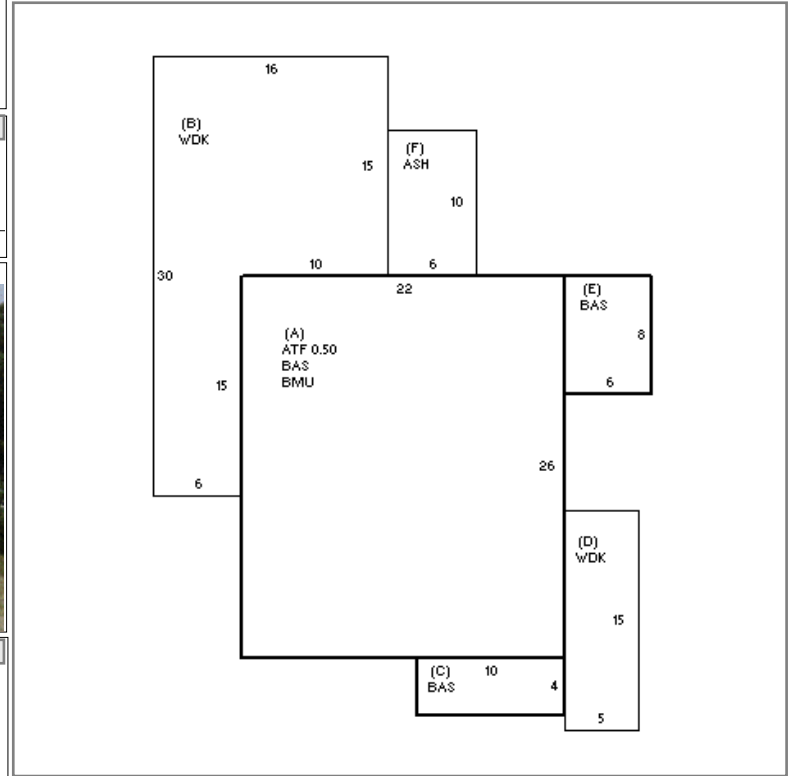
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	5,600	HUM	1.00	100	1.00	100	1.00	550,000	6.21	100	1.00	R08	1.25		438,960

TOTAL	5,600 SF		ZONING	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK		NOTE			LAND	439,000	399,100
Inf1	FACTOR 100			BUILDING	181,100	162,200		
Inf2	PHY 100			DETACHED	500	0		
		OTHER		0	0			
		TOTAL			620,600	561,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 5X8		40	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	9/2/2022	JD
MODEL	1		RESIDENTIAL	LIST	4/20/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/2/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	282,922		
NET AREA	946	DETAIL ADJ	1.089	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	572		57.21	32,726	CONDITION ELEM CD			
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	286	1940	170.87	48,868	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	405		38.40	15,552	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	660	1940	264.45	174,540	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	F	ASH	N	ATT SHED	60		22.35	1,341	BATHS	A		
				INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	HEAT	A			
				HEATING/COOLING	5	ELECTRIC BB	0.99											ELECT	A
				FUEL SOURCE	3	ELECTRIC	1.00												

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1968 / 54
STORIES	1.5	1.00	COND	36 36 %
ROOMS	6	1.00	FUNC	0
BEDROOMS	2	1.00	ECON	0
BATHROOMS	1	1.00	DEPR	36 % GD 64
# 1/2 BATHS	0	1.00		
TOT FIXTURES	3	\$2,614		
# UNITS	1	1.00		
			RCNLD	\$181,100