Key: 7416

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,091

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TALEAS CONSTANTINE G TR 196 HARVARD AVE # 7 ALLSTON, MA 02134	72-15-6-0	15 HAWTHORNE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TALEAS CONSTANTINE G TR	03/23/2010	F	10	(114454)
TALEAS CONSTANTINE G	11/23/2009	F	10	(114046)
TALEAS CONSTANTINE TR	11/13/2008	F	10	(112685)

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

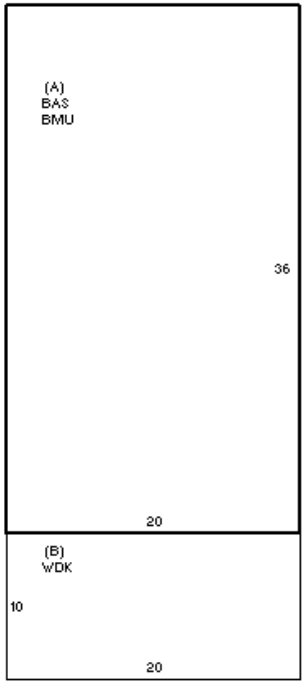
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05-773	11/17/2006	3	ALTERATIONS	1,000	09/19/2006	SJ	100	100
05-773	11/17/2006	3	ALTERATIONS	1,000	09/12/2007	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,800	HUM 1.00	100 1.00	100 1.00	550,000	12.08	100 1.00	R08 1.25			426,970

TOTAL	2,800 SF	ZONING		FRNT	38
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	427,000	388,200
BUILDING	156,200	139,000
DETACHED	0	0
OTHER	0	0
TOTAL	**583,200**	**527,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/29/2007

BLDG COMMENTS

FY12 FR- RANCH TO COTT/BUNG

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	10/13/2015	SJ
LIST	10/13/2015	EST
REVIEW	3/8/2011	ER

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	720	DETAIL ADJ	0.850
$NLA(RCN)	$293	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	3	$2,040
# 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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	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	720		52.37	37,708
A	BAS	L	BASE AREA	720	1940	227.38	163,713
B	WDK	N	WOOD DECK	200		38.40	7,680

TOTAL RCN 211,141

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1985 / 37

COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74

RCNLD $156,200