Key: 7418

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,093

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARSHALL WILLIAM &	72-15-4-0	15-A HAWTHORNE ST
LAWATSCH ALLISON TR		
45 SHAWSHEEN RD UNIT 12		
BEDFORD, MA 01730		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARSHALL WILLIAM &	05/02/2018	F	1	(117657)
MARSHALL WILLIAM J &	10/19/2015	A	100,000	(117657)
MARSHALL ROBERT JR & WILL	06/29/2012	A	100,000	(117657)

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

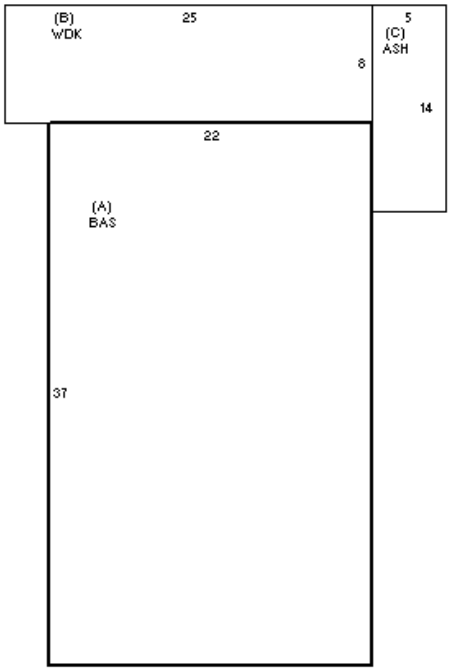
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	43
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	427,000	388,200
BUILDING	54,900	54,500
DETACHED	0	0
OTHER	0	0
TOTAL	**481,900**	**442,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/29/2007

BLDG COMMENTS

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	4/20/2010	PL
LIST	4/20/2010	EST
REVIEW	3/8/2011	ER

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	814	DETAIL ADJ	0.679
$NLA(RCN)	$188	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	4	$2,173
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	5	ASBESTOS	0.96
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	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	814	1940	173.48	141,211
B	WDK	N	WOOD DECK	200		38.40	7,680
C	ASH	N	ATT SHED	70		22.36	1,565

TOTAL RCN	152,629

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70	
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36
RCNLD		$54,900