Key: 7556

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,230

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORDE JAMES M & BONIN MONA PO BOX 764 HUMAROCK, MA 02047	72-5-12-0	31 HAWTHORNE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FORDE JAMES M &	10/12/2012	QS	350,000	(118125)
HURLEY PAULINE	01/01/1970	QS		(44062)
DIANTONIO,FRANCIS W CHARL	01/01/1963	QS	9,000	(C00032944)

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

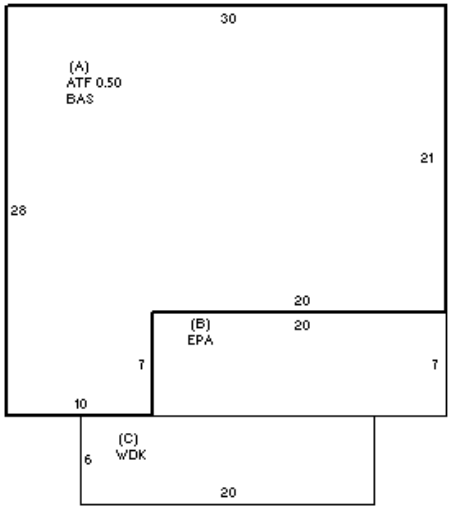
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	40
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	439,000	399,100
BUILDING	104,600	101,100
DETACHED	0	0
OTHER	0	0
TOTAL	**543,600**	**500,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/19/2003

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	12/7/2010	PL
LIST	12/7/2010	EST
REVIEW	3/7/2011	ER

YEAR BLT	1943	SIZE ADJ	1.000
NET AREA	1,050	DETAIL ADJ	0.708
$NLA(RCN)	$172	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,699
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	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	700	1943	166.41	116,487
A	ATF	L	ATTIC FINISH	350	1943	107.52	37,632
B	EPA	N	ENCLOSED PORCH	140		90.20	12,628
C	WDK	N	WOOD DECK	120		38.40	4,608
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	180,335

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1965 / 57	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD		$104,600