

Key: 7559

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.233

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MAHANOR CHARLES JR TRS 111 CABOT ST MILTON, MA 02186				72-6-1-0				38 HAWTHORNE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAHANOR CHARLES JR TRS				11/18/2011	V		1 (116751)				
MAHANOR CHARLES JR				10/06/1987	QS		(76052)				
MAHANOR CHARLES J JR AND				01/01/1972	QS	25,000	(C00047971)				

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	%
13-802	12/02/2013	3	ALTERATIONS	10,000	06/17/2014	MR	100	100
91-929	12/26/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,800	HUM 1.00	100	1.00	100	1.00	748,000	2.83	100	1.00	WF7 1.70	622,800

  

TOTAL	12,800 SF	ZONING		FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	622,800	532,900			
Inf1	FACTOR 100		BUILDING	346,400	308,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>969,200</b>	<b>841,200</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/17/2014



BUILDING	CD	ADJ	DESC	MEASURE	4/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/16/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/1/2014	TD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1932	SIZE ADJ	1.000
NET AREA	1,960	DETAIL ADJ	0.850
\$NLA(RCN)	\$242	OVERALL	1.000

  

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	\$6,732
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT 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	14	COMB	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	980		52.19	51,148
A	BAS	L	BASE AREA	1,960	1932	189.21	370,860
B	OPA	N	OPEN PORCH	224		56.65	12,690
C	WDK	N	WOOD DECK	464		42.24	19,600
	BMG	O	BSMT GARAGE	2		2,740.10	5,480
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	474,518
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1982 / 40
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$346,400

