

Key: 7605

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.278

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HOBAN ALLAN F & FRANCES C C/O JULIE HOBAN MORRISON 63 BROAD MEADOW RD NEEDHAM, MA 02492		73-7-7-0		8 ALDEN ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HOBAN ALLAN F & FRANCES C		01/09/2003	A	(102679)	1
HOBAN ALLAN F & FRANCES		01/01/1963	F	(32229)	
HOBAN ALLAN F & FRANCES		01/01/1963	F	(32229)	

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 %
14-316	06/11/2014	3	ALTERATIONS	10,000	08/26/2015	SJ	100 100
96-421	09/12/1996	3	ALTERATIONS				100 100
95-538	09/01/1995	3	ALTERATIONS				100 100
		7	OTHERS				100 100

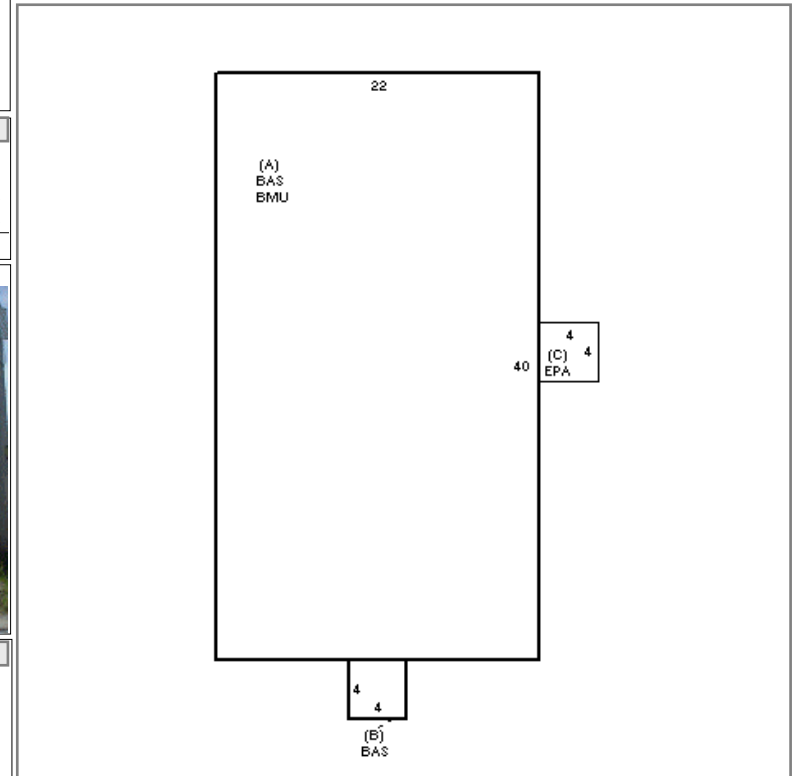
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

TOTAL	3,180 SF	ZONING	FRNT	39	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	429,100	390,100
Inf1	FACTOR 100		BUILDING	179,200	159,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	608,300	549,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- RANCH TO COTTAGE



BUILDING	CD	ADJ	DESC	MEASURE	4/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/27/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	896	DETAIL ADJ	0.850
\$NLA(RCN)	\$270	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	880		49.00	43,124
EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	896	1950	210.18	188,320
ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	16		90.19	1,443
ROOF COVER	1	ASPH SHINGLES	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281
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								

TOTAL RCN	242,208
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	\$179,200