Key: 7669

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,341

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CANNATA JAMES A 11 ROC-FALL RD HINGHAM, MA 02043	73-5-5-0	26 OCEAN DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CANNATA JAMES A	12/28/2016	A	540,000	(124587)
DOMINOCO JOSEPH J	04/12/2012	F		(117291)
DOMINICO JOSEPH J	07/12/2011	F	1	(116254)

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

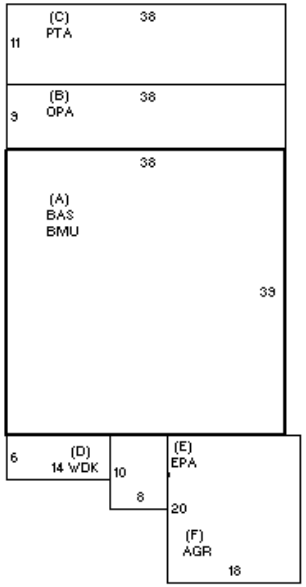
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
89-216	05/11/1989	3	ALTERATIONS				100	100
88-453	08/01/1988	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,100	HUM 1.00	100 1.00	100 1.00	748,000	4.95	100 1.00	WF7 1.70			603,480

TOTAL	7,100 SF	ZONING		FRNT	57
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	603,500	516,300
BUILDING	146,800	137,800
DETACHED	0	0
OTHER	0	0
TOTAL	**750,300**	**654,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/22/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/9/2010	PL
LIST	12/9/2010	EST
REVIEW	3/7/2011	ER

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	1,482	DETAIL ADJ	0.884
$NLA(RCN)	$275	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,243
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,482		42.77	63,390
A	BAS	L	BASE AREA	1,482	1948	189.70	281,138
B	OPA	N	OPEN PORCH	342		51.50	17,613
C	PTA	N	PATIO	418		14.90	6,228
D	WDK	N	WOOD DECK	84		38.40	3,226
E	EPA	N	ENCLOSED PORCH	80		90.20	7,216
F	AGR	N	ATT GARAGE	360		48.38	17,416
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	407,751
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	$146,800		