

Key: 7859

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.521

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HOBSON JOHN J & NANCY W TRS PO BOX 509 HUMAROCK, MA 02047				73-4-10-0				53 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOBSON JOHN J & NANCY W T				02/25/2008	E		1 (111670)				
HOBSON JOHN J &				10/27/2003	F		(104350)				
O'LEARY NANCY E TRUSTEE				12/04/2000	F		98482-N/A				


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	%
14-215	05/01/2014	3	ALTERATIONS	391	06/17/2014	MR	100	100
		7	OTHERS		09/09/2009	SJ	100	100
		4	DEMO		08/03/2005	SJ	100	100
04-426	07/16/2004	1	NEW CONST	260,000	08/03/2005	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	4,351	HUM	1.00	100	1.00	100	1.00	594,000	7.91	100	1.00	WV3	1.35		469,060

TOTAL	4,356 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	469,100	426,400		
Inf1	FACTOR 100		BUILDING	633,300	570,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,102,400	996,700		

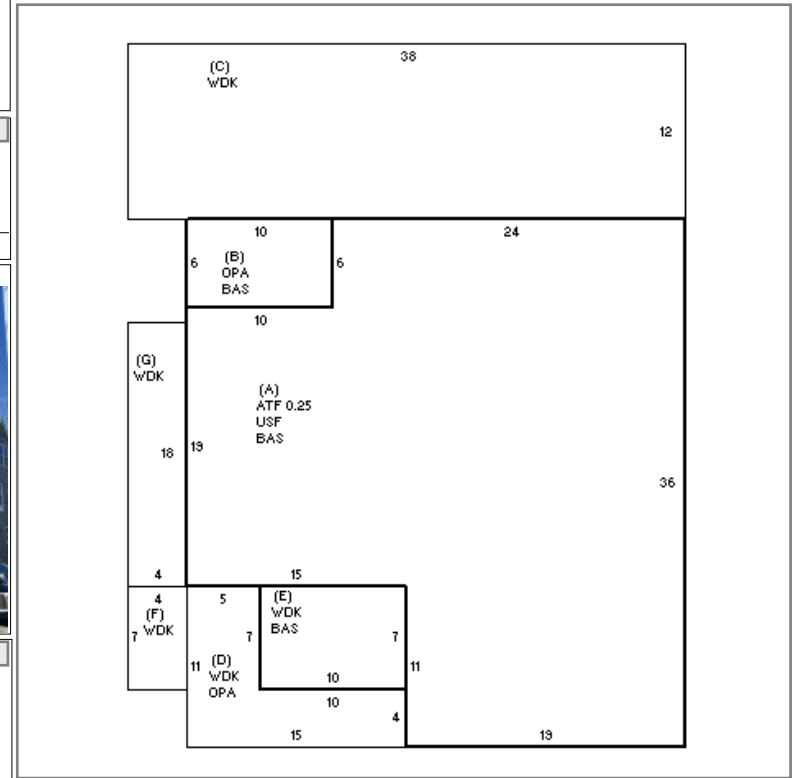
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/26/2007
									

BLDG COMMENTS
FY12 FR- CONV TO NEW STYLE
EX TO GOOD

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2011	SJ
MODEL	1		RESIDENTIAL	LIST	5/4/2011	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	7/1/2014	TD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	763,009
NET AREA	2,378	DETAIL ADJ	1.362	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,129	2005	319.73	360,970	CONDITION ELEM	CD
\$NLA(RCN)	\$321	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	999	2005	290.76	290,465	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	250	2005	206.58	51,644	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	721		46.08	33,223	KITCHEN	
				FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	155		61.80	9,580	BATHS	
				INT FINISH	2	DRYWALL	1.00	GFP	O	O	GAS FIREPLACE	1		6,667.20	6,667	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$633,300