

Key: 7860

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.522

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HOGAN DAVID B & RENEE M 20 AMADO WAY DUXBURY, MA 02332				73-4-11-0				55 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOGAN DAVID B & RENEE M				07/09/2021	QS	860,000	(132322)				
CLYDE ROBERT A & GRACIA				03/11/2019	F	1	(128211)				
CLYDE, GRACIA H				02/21/2007	F	1	(110195)				

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	%
00-312	07/07/2000	7	OTHERS		06/15/2022	JD	100	100
		1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,297	HUM	1.00	100	1.00	100	1.00	1.00	WV3	1.35	468,820

DETACHED

TOTAL	4,297 SF	ZONING		FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	468,800	426,200		
Inf1	FACTOR 100		BUILDING	445,400	420,000			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	914,200	846,200		

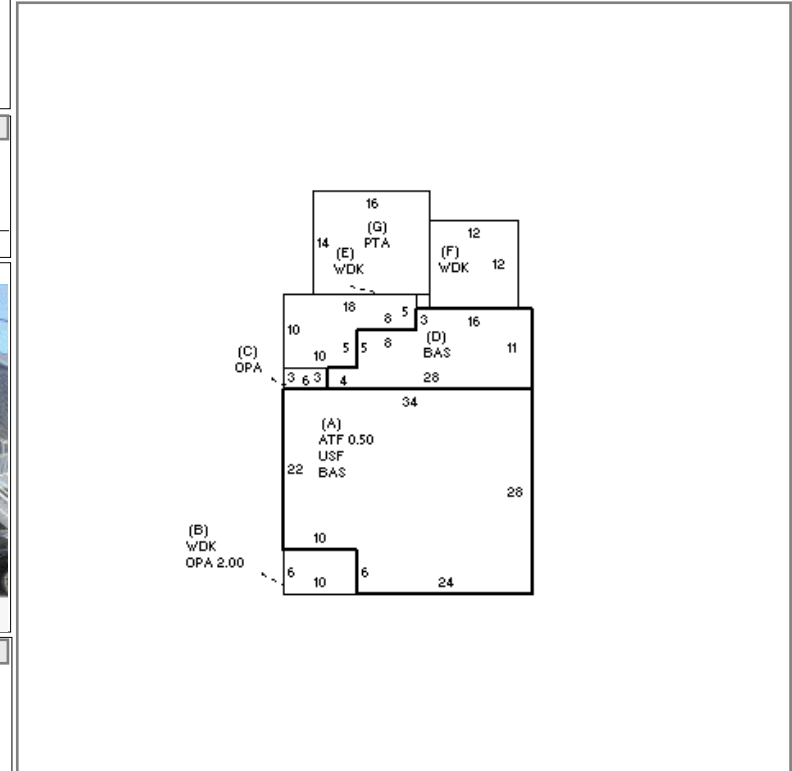
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BLDG COMMENTS		



LOADING

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	563,744	
NET AREA	2,482	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,144	2001	235.33	269,215	CONDITION ELEM	CD	
\$NLA(RCN)	\$227	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	892	2001	214.01	190,894	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	446	2001	152.05	67,813	INTERIOR	A
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	138			61.80	8,528	KITCHEN	A	
ROOMS	7	1.00	FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	344			46.08	15,852	BATHS	A	
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	G	PTA	N	PATIO	224			17.88	4,006	HEAT	A	
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHOWER	1			1,624.80	1,625	ELECT	A	
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00												
TOT FIXTURES	6	\$5,812																
# UNITS	1	1.00																
																EFF.YR/AGE	2001 / 21	
																COND	19 19%	
																FUNC	0	
																ECON	0	
																DEPR	21 % GD 79	
																RCNLD	\$445,400	