

Key: 8023

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.703

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--|---------------------|--|--|--|
| HODGE SUZANNE Q TR & JAY TALBOT TR 255 C J CUSHING WAY SCITUATE, MA 02066 | | | | 52-1-4-0 | | | | 255 C J CUSHING WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| HODGE SUZANNE Q TR & HODGE ARCH & SUZANNE TRUS | | | | 10/19/2017 | E | 49068-208 | | 27347-127 | | | |
| HODGE A TALBOT | | | | 01/07/2004 | F | 3291-484 | | | | | |
| HODGE A TALBOT | | | | 01/01/1967 | QS | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|---------|------------|---------------|-------------|--------|------------|--------|---------|
| 0130 | 61 | MULTI-USE RES | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 23-0700 | 08/11/2023 | 3 | ALTERATIONS | 8,950 | | | 0 0 |
| 15-681 | 10/13/2015 | 2 | ADDITIONS | 27,000 | 07/27/2016 | SJ | 100 100 |
| 12-585 | 10/03/2012 | 3 | ALTERATIONS | 4,000 | 08/14/2013 | SJ | 100 100 |
| 10-013 | 01/20/2010 | 2 | ADDITIONS | 88,000 | 09/03/2010 | SJ | 100 100 |
| 06-110 | 03/13/2006 | 3 | ALTERATIONS | 14,689 | 08/16/2006 | SJ | 100 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000 | GB 1.00 | 100 | 1.00 | 374,000 | 1.00 | 100 | 1.00 | R01 | 0.85 | 343,430 |
| 300 | A | 0.282 | GB 1.00 | 100 | 1.00 | 16,830 | 1.00 | 100 | 1.00 | R01 | 0.85 | 4,750 |

| TOTAL | 1.200 Acres | ZONING | NOTED | FRNT | 494 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|-------|--------------|------------------|------------------|---------|----------|
| Ngh | GREENBUSH | | | LAND | 348,200 | 298,100 | | |
| Inf1 | FACTOR 100 | | | BUILDING | 1,031,100 | 957,700 | | |
| Inf2 | PHY 100 | | | DETACHED | 4,800 | 4,400 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 1,384,100 | 1,260,200 | | |

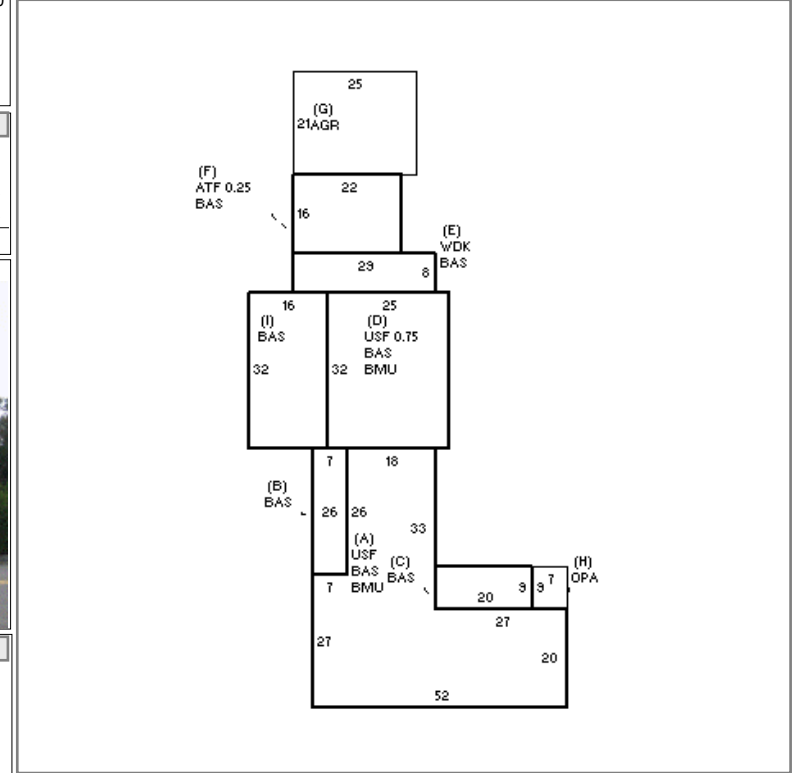
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|----|-------|-----------|-------|
| S/V | A | 1.00 | SV 1.00 440 S/F | | 4,400 | 1.10 | 4,800 |

PHOTO 10/09/2008



| BUILDING | CD | ADJ | DESC | MEASURE | 12/22/2021 | PJK |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/21/2021 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 5/17/2023 | PJK |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
SCITUATE ORTHODONTICS



| YEAR BLT | 1900 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,516,313 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-------------|
| NET AREA | 6,312 | DETAIL ADJ | 1.040 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 2,483 | | 46.93 | 116,534 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$240 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | USF | L | UPPER STORY FIN | 2,283 | 1900 | 200.01 | 456,613 | EXTERIOR | G |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 3,429 | 1900 | 219.93 | 754,152 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | E | WDK | N | WOOD DECK | 232 | | 46.08 | 10,691 | KITCHEN | A |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | F | ATF | L | ATTIC FINISH | 88 | 1900 | 142.10 | 12,505 | BATHS | A |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | G | AGR | N | ATT GARAGE | 525 | | 52.29 | 27,450 | HEAT | A |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | H | OPA | N | OPEN PORCH | 63 | | 61.81 | 3,894 | ELECT | A |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | I | BAS | L | BASE AREA | 512 | 2010 | 219.93 | 112,606 | | |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 9,886.80 | 9,887 | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1971 / 51 |
| | | | | | | | | | | | | | | | | COND | 32 32 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 32 % GD 68 |
| | | | | | | | | | | | | | | | | RCNLD | \$1,031,100 |