

LOT 1
IN OR 2113/1301
MARSH CREEK VILLAGE 1 PB 4/18

FORD GEORGE M 2007 TRUST/FORD GEORGE M TRUSTEE
153 CENTRAL ST
HINGHAM, MA 02043

2023

01-6N-29-1300-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 10		
NEIGHBORHOOD/LOC	10001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,014	100	3,014	415,057
FGR	572	55	315	43,379
FOP	200	30	60	8,263
FSP	162	40	65	8,951
FSP	215	40	86	11,843
PTO	141	5	7	964
UOP	8	20	2	275
TOTALS	4,312		3,549	488,732

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,549	108.5805	154.73	549,137	1999	1999	0	0	11.00	89.00

1 SFR CUST - 0% - 0