Key: 1052

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.001

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BAKER AARON G & KELLY A 14 HUGHEY RD SCITUATE, MA 02066	48-2-23-0	14 HUGHEY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BAKER AARON G & KELLY A	10/07/2019	QS	563,000	(129255)
LA TORRACA PAUL A	10/11/2012	F	1	(118122)
LATORRACA SUSAN G	12/13/1990	QS		80964-404-16

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

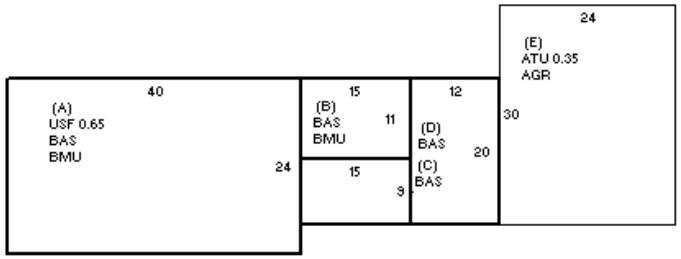
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
96-336	07/25/1996	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,365	SC 1.00	100 1.00	100 1.00	396,000	1.69	100 1.00	R04 0.90			343,020

TOTAL	22,365 SF	ZONING		FRNT	122
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	343,000	329,200
BUILDING	397,000	353,200
DETACHED	2,700	2,500
OTHER	0	0
TOTAL	**742,700**	**684,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	30 0.70	12 X 30		360	7.64	1,900
SHF	A 1.00	30 0.70	8 X 8		64	17.03	800

PHOTO 05/05/2008

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/22/2009	PL
LIST		
REVIEW	9/9/2020	JD

BLDG COMMENTS
XTRA SINK
MLS

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	2,124	DETAIL ADJ	1.122
$NLA(RCN)	$267	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	$6,283
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,125		45.64	51,341
A	USF	L	UPPER STORY FIN	624	1956	203.47	126,967
+	BAS	L	BASE AREA	1,500	1956	223.75	335,618
E	AGR	N	ATT GARAGE	720		40.75	29,339
E	ATU	N	ATTIC UNF	252		37.00	9,324
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	567,111
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U

EFF.YR/AGE	1973 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$397,000