

Key: 1053

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.002

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MORAN JUSTIN M & PATRICIA F 12 HUGHEY RD SCITUATE, MA 02066				48-2-24-0				12 HUGHEY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MORAN JUSTIN M & PATRICIA				06/25/2012	U	205,750	(117624)					
BRAGA JACQUELYN ETAL				07/29/1999	F		(95884)					
HAPPEL JOHN				01/01/1964	XX		33616-0					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,404	SC	1.00	100	1.00	100	1.00	R02	0.90		349,200

LAND

TOTAL	27,404 SF	ZONING	SCITUATE	FRNT	141	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	349,200	335,100			
Inf1	FACTOR 100		BUILDING	829,000	744,500			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,178,200</b>	<b>1,079,600</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



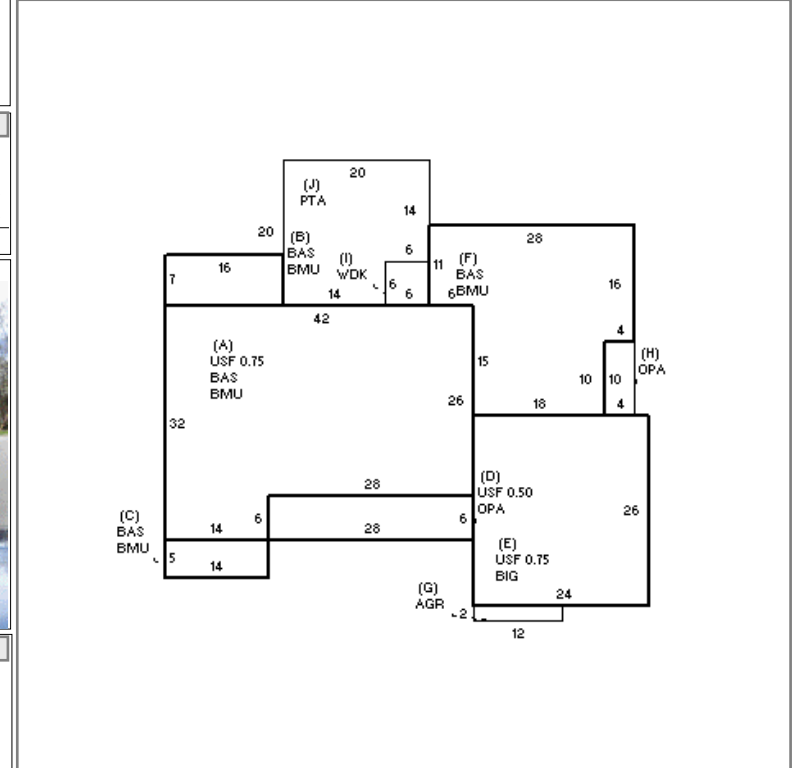
PHOTO 04/13/2010

BLDG COMMENTS  
2 XTRA SHOWERS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2013	SJ
MODEL	1		RESIDENTIAL	LIST	8/8/2013	SJ
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
12-092	05/23/2012	1	NEW CONST	340,000	06/07/2012	SJ	100	100
12-092	05/23/2012	1	NEW CONST	340,000	08/08/2013	SJ	100	100



YEAR BLT	2013	SIZE ADJ	1.000
NET AREA	3,390	DETAIL ADJ	1.144
\$NLA(RCN)	\$269	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		9	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		11	1.00
TOT FIXTURES		0	.00
# UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	910,940
+	BMU	N	BSMT UNFINISHED	1,956		44.64	87,321	CONDITION ELEM CD	
+	BAS	L	BASE AREA	1,956	2013	234.50	458,680	EXTERIOR	
+	USF	L	UPPER STORY FIN	1,434	2013	213.25	305,803	INTERIOR	
+	OPA	N	OPEN PORCH	208		56.65	11,783	KITCHEN	
E	BIG	N	BUILT-IN GARAGE	624		52.33	32,656	BATHS	
G	AGR	N	ATT GARAGE	24		45.74	1,098	HEAT	
I	WDK	N	WOOD DECK	36		42.23	1,520	ELECT	
J	PTA	N	PATIO	364		16.39	5,966		
	GFP	O	GAS FIREPLACE	1		6,111.60	6,112		
								EFF.YR/AGE	2013 / 9
								COND	9 9 %
								FUNC	0
								ECON	0
								DEPR	9 % GD 91
								RCNLD	\$829,000