

Key: 1098

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.047

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HEFFERNAN JOHN J & ALMA R 58 ABERDEEN DRIVE SCITUATE, MA 02066				26-5-17-0				58 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HEFFERNAN JOHN J & ALMA R				09/21/1984	QS	112,300	5796-159				
ATKIN STEVEN AND JANE L				10/15/1980	XX		4894-41				
CONNELLY STEPHEN J & ELIZ				01/01/1977	XX		4164-118				

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	%
09-418	09/14/2009	3	ALTERATIONS	12,000	07/27/2010	SJ	100	100

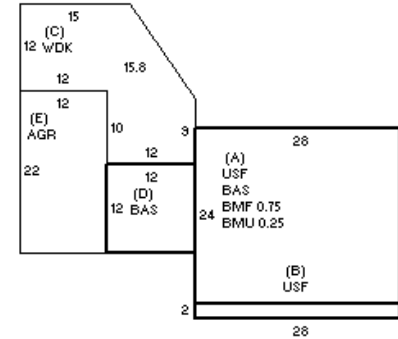
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,438 SC	1.00	100	1.00	396,000	1.50	100	1.00	R04	0.90	346,840

TOTAL	25,438 SF	ZONING	NO	FRNT	94	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	LAND		346,800	332,800	
Inf1	FACTOR 100			BUILDING		307,900	288,500	
Inf2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
				TOTAL		654,700	621,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/27/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/11/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,544	DETAIL ADJ	1.030
\$NLA(RCN)	\$266	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,120	
# UNITS	1	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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	168		53.72	9,025
A	BMF	N	BSMT FINISH-SEP	504		75.41	38,007
+	USF	L	UPPER STORY FIN	728	1960	199.03	144,894
C	WDK	N	WOOD DECK	350		38.40	13,440
+	BAS	L	BASE AREA	816	1960	218.86	178,591
E	AGR	N	ATT GARAGE	264		53.94	14,239
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	410,555
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$307,900