

Key: 1159

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.108

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KEOUGH CHRISTOPHER D & SHARON F				26-2-36-0				34 HATCHET ROCK RD			
34 HATCHET ROCK RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				KEOUGH CHRISTOPHER D & AVILA ROBERT D				12/15/2017	QS	520,000	49301-71
				AVILA ROBERT & DONNA				10/05/2016	F	1 47563-92	
								01/01/1977	QS	4211-205	

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	%
11-664	10/25/2011	7	OTHERS		07/11/2018	JD	100	100
97-381	07/03/1997	3	ALTERATIONS	2,850	07/09/2012	SJ	100	100
		3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,123	SC 1.00	100	1.00	100	1.00		R03	0.90		338,810

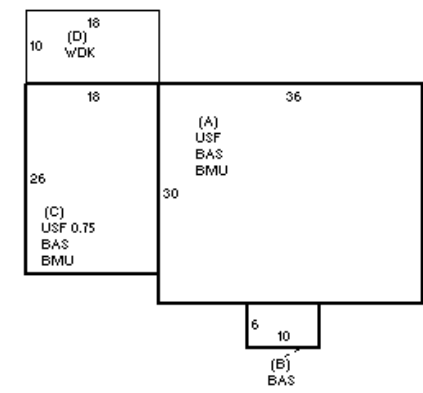
TOTAL	19,123 SF	ZONING		FRNT	151	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	338,800	325,100		
Inf1	FACTOR 100		BUILDING	490,000	454,700			
Inf2	PHY 100		DETACHED	200	200			
			OTHER	0	0			
			TOTAL	829,000	780,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



PHOTO 10/06/2003

BLDG COMMENTS  
FY19 + TO AVG, ADDED BMU, SKETCH CORR



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2012	SJ
MODEL	1		RESIDENTIAL	LIST	7/9/2012	SJ
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/11/2018	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	620,228				
NET AREA	3,039	DETAIL ADJ	0.969	FOUNDATION	2	SLAB	0.95	+	BMU	N	BSMT UNFINISHED	1,548		42.39	65,627	CONDITION ELEM	CD				
\$NLA(RCN)	\$204	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,431	1972	166.44	238,174	EXTERIOR					
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,608	1972	183.02	294,299	INTERIOR					
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	180		38.40	6,912	KITCHEN					
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS					
				INT FINISH	2	DRYWALL	1.00									HEAT					
				HEATING/COOLING	2	HOT WATER	1.02									ELECT					
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2000 / 22		
																		COND	20 20 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	21	% GD	79
																		RCNLD	\$490,000		