

Key: 1162

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.111

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOUGHTON ANDREW T & SEASON ALEXA 28 HATCHET ROCK RD SCITUATE, MA 02066				26-2-38-0				28 HATCHET ROCK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOUGHTON ANDREW T & HOUGHTON ANDREW T				05/17/2013	F	1	43078-285				
O'CONNELL CHRISTINE				07/13/2012	A	280,000	41648-25				
				02/13/2001	F		19365-266				

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	%
14-675	09/09/2014	3	ALTERATIONS	23,000	07/15/2015	SJ	100	100
88-268	05/25/1988	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,215	SC 1.00	100	1.00	396,000	1.57	100	1.00	R03	0.90	345,330

TOTAL	24,215 SF	ZONING	NOOTE	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOOTE	LAND	345,300	331,400			
Inf1	FACTOR 100		BUILDING	160,100	154,900			
Inf2	PHY 100		DETACHED	13,200	12,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>518,600</b>	<b>498,900</b>			

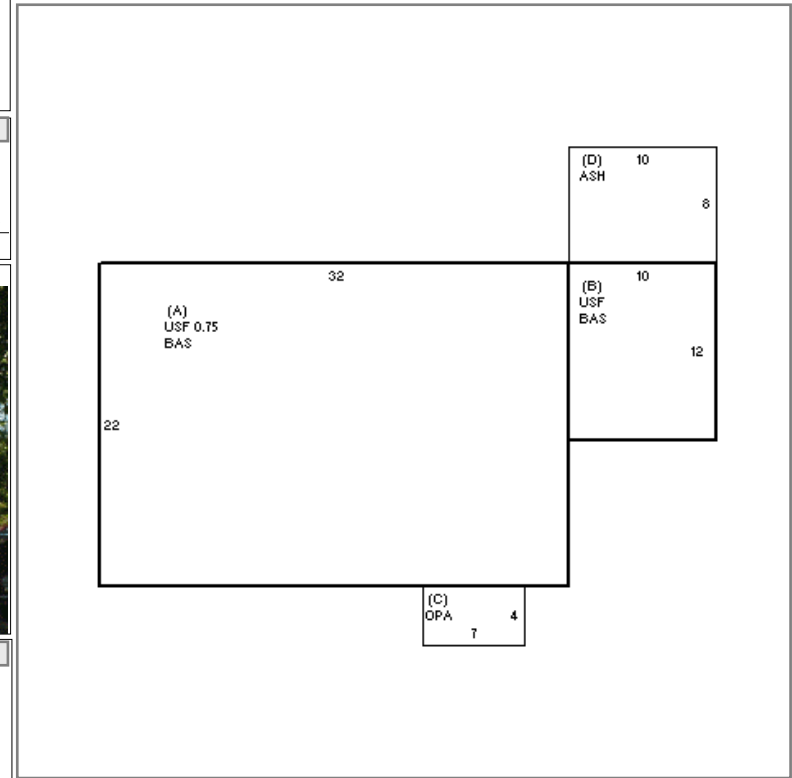
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 30 0.70	GARAGE	1983	440	43.01	13,200



BLDG COMMENTS

FY12 FR-CAPE TO COL

BUILDING	CD	ADJ	DESC	MEASURE	7/16/2015	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/15/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1947	SIZE ADJ	1.000
NET AREA	1,472	DETAIL ADJ	0.969
\$NLA(RCN)	\$209	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,326
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	824	1947	208.15	171,513
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	648	1947	189.29	122,658
ROOF SHAPE	6	SALTBOX	1.00	C	OPA	N	OPEN PORCH	28		51.50	1,442
ROOF COVER	1	ASPH SHINGLES	1.00	D	ASH	N	ATT SHED	80		22.35	1,788
FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
INT FINISH	99	N/A	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	307,966
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$160,100