

Key: 1169

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.118

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |   |                   |              | LOCATION          |  |  |  |
|---|--|--|--|------------|---|-------------------|--------------|-------------------|--|--|--|
| WEST MICHAEL H & WEST NICOLE T<br>6 HATCHET ROCK RD<br>SCITUATE, MA 02066 |  |  |  | 26-2-42-0  |   |                   |              | 6 HATCHET ROCK RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T | SALE PRICE        | BK-PG (Cert) |                   |  |  |  |
| WEST MICHAEL H & WEST MICHAEL H   |  |  |  | 11/30/2018 | F | 1 50573-349       |              |                   |  |  |  |
|   |  |  |  | 01/17/2017 | L | 292,000 48011-325 |              |                   |  |  |  |
| LIBERTY BAY CREDIT UNION  |  |  |  | 05/11/2016 | L | 318,000 46910-120 |              |                   |  |  |  |

| 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    | %   |
| 21-1305 | 10/04/2021 | 2             | ADDITIONS   | 90,000 | 06/22/2022 | JD | 100    | 40  |
| 21-1305 | 10/04/2021 | 2             | ADDITIONS   | 90,000 | 11/10/2022 | JD | 100    | 60  |
| 21-1305 | 10/04/2021 | 2             | ADDITIONS   | 90,000 | 08/30/2023 | JD | 100    | 100 |
| 96-272  | 06/27/1996 | 3             | ALTERATIONS |        |            |    | 100    | 100 |

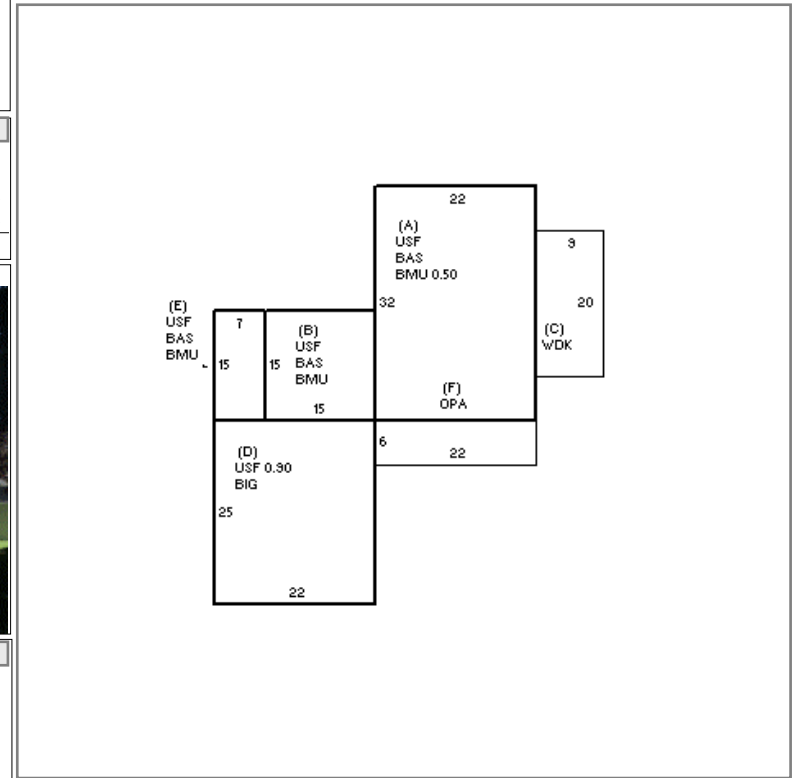
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 19,480   | SC 1.00 | 100  | 1.00 | 100      | 1.00 |      | R03 | 0.90 |            | 339,270   |

| TOTAL | 19,480 SF  | ZONING | FRNT     | 113     | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh   | SCITUATE   | NOTE   |          |         | LAND         | 339,300        | 325,600        |
| Inf1  | FACTOR 100 |        | BUILDING | 570,500 | 199,000      |                |                |
| Inf2  | PHY 100    |        | DETACHED | 600     | 500          |                |                |
|       |            |        | OTHER    | 0       | 0            |                |                |
|       |            |        |          |         | <b>TOTAL</b> | <b>910,400</b> | <b>525,100</b> |

| TY  | QUAL | COND | DIM/NOTE          | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------------|----|-------|-----------|-------|
| S/V | A    | 1.00 | SV 1.00 PLAYHOUSE |    | 500   | 1.10      | 600   |



BLDG COMMENTS



| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/22/2022  | JD  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/22/2022  | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 11/10/2022 | JD  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| YEAR BLT   | 1947  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 2,563 | DETAIL ADJ | 1.030 | FOUNDATION      | 3  | CONT WALL     | 1.00 | + | BMU | N | BSMT UNFINISHED | 682   |      | 53.43     | 36,436  |
| \$NLA(RCN) | \$223 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD     | 1.00 | + | BAS | L | BASE AREA       | 929   | 1947 | 199.10    | 184,966 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 | + | USF | L | UPPER STORY FIN | 1,529 | 2022 | 181.06    | 276,845 |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 | C | WDK | N | WOOD DECK       | 180   |      | 38.40     | 6,912   |
|            |       |            |       | FLOOR COVER     | 24 | COMB          | 1.00 | D | BIG | N | BUILT-IN GARAGE | 550   |      | 44.38     | 24,408  |
|            |       |            |       | INT FINISH      | 2  | DRYWALL       | 1.00 | E | BAS | L | BASE AREA       | 105   | 2022 | 199.10    | 20,906  |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR | 1.03 | F | OPA | N | OPEN PORCH      | 132   |      | 51.50     | 6,798   |
|            |       |            |       | FUEL SOURCE     | 2  | GAS           | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 8,239.00  | 8,239   |

| TOTAL RCN           | 570,454    |
|---------------------|------------|
| CONDITION ELEM CD   |            |
| EXTERIOR            | G          |
| INTERIOR            | V          |
| KITCHEN             | V          |
| BATHS               | V          |
| HEAT                | U          |
| ELECT               | U          |
| EFF.YR/AGE 2022 / 0 |            |
| COND                | 0 0 %      |
| FUNC                | 0          |
| ECON                | 0          |
| DEPR                | 0 % GD 100 |
| RCNLD               | \$570,500  |