

Key: 1175

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.124

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCGRATH STEPHEN C TR & SUSAN G TR				26-4-4-0				41 HATCHET ROCK RD			
41 HATCHET ROCK RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MCGRATH STEPHEN C TR & MCGRATH STEPHEN & SUSAN				04/13/2021	F	10	54777-224
				MAHONEY ARTHUR TAFT & MAR				12/22/1983	QS	35,000	5537-98
								01/01/1963	XX		2924-10

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
06-244		2	ADDITIONS	12,000	06/12/2007	SJ	100
06-244	05/14/2006	2	ADDITIONS	12,000	06/21/2006	SJ	100
02-269	06/01/2002	2	ADDITIONS				100
95-420	07/21/1995	3	ALTERATIONS				100
94-606	11/29/1994	3	ALTERATIONS				100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,652	SC	1.00	100	1.00	100	1.00	R03	0.90		339,500

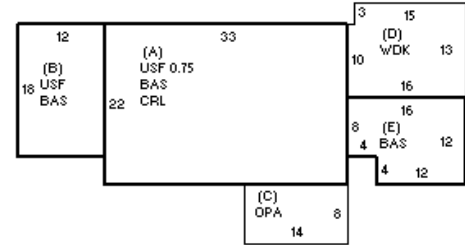
TOTAL	19,652 SF	ZONING	FRNT	181	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	339,500	325,800
Inf1	FACTOR 100		BUILDING	284,000	268,300		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
					TOTAL	624,700	595,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	1988	700	1.10	800
S/V	A	1.00	SV 1.00 SHED	1996	400	1.10	400



BUILDING	CD	ADJ	DESC	MEASURE	4/10/2009	PL
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%]			

BLDG COMMENTS
FY12 FR-CAPE TO COL



YEAR BLT	1947	SIZE ADJ	1.000
NET AREA	1,879	DETAIL ADJ	1.020
\$NLA(RCN)	\$219	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	411,590
FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	726		11.67	8,469		
EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	761	1947	189.08	143,891		
ROOF SHAPE	6	SALTBOX	1.00	+	BAS	L	BASE AREA	942	1947	207.92	195,861		
ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	112		51.50	5,768		
FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	205		38.40	7,872		
INT FINISH	99	N/A	1.00	E	BAS	L	BASE AREA	176	2006	207.92	36,594		
HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		8,239.00	8,239		
FUEL SOURCE	99	N/A	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$284,000