

Key: 1510

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.457

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DEFREITAS ROBERT J & SARAH S 2 KATHYS PTH SCITUATE, MA 02066				13-1-20-A				2 KATHYS PTH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEFREITAS ROBERT J & SARA				08/31/2022	QS	1,080,000	57187-25				
CAHILL DAVID & MARIA				08/12/2004	QS	548,500	28855-33				
HUSKINS TIMOTHY A & JANE				08/20/1985	QS	153,000	6261-317				

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	%
12-044	02/01/2012	7	OTHERS		06/09/2022	JD	100	100
11-589	09/20/2011	2	ADDITIONS	65,000	06/20/2012	SJ	100	100
09-547	09/01/1989	3	ALTERATIONS	20,000	06/20/2012	SJ	100	100
		2	ADDITIONS				100	100

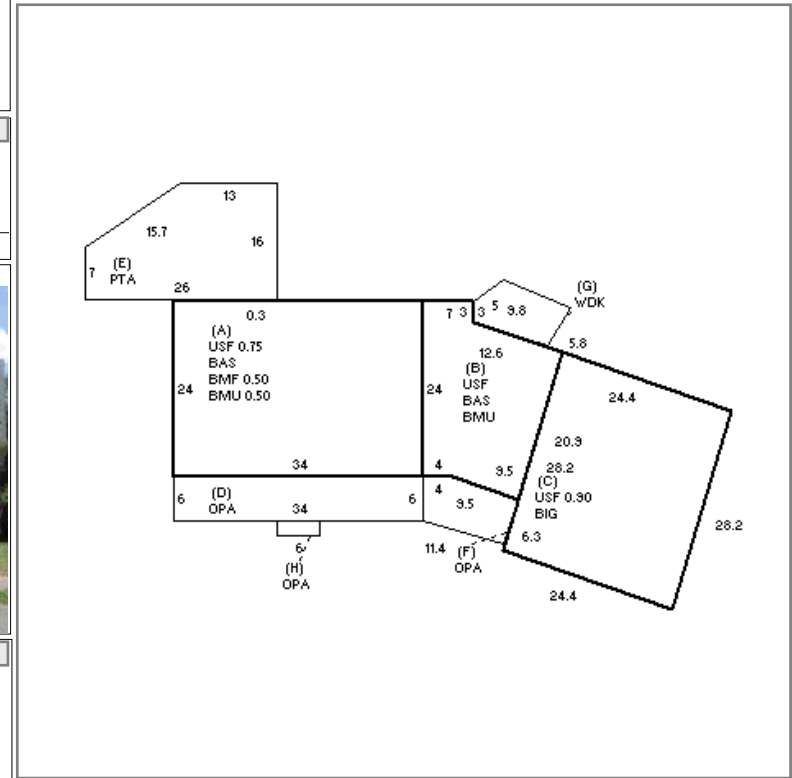
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,290	NS	1.00	1.00	440,000	1.85	100	1.00	R04	1.00	378,150

TOTAL	20,290 SF	ZONING		FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	378,200	343,800		
Inf1	FACTOR 100		BUILDING	705,400	632,000			
Inf2	PHY 100		DETACHED	1,100	0			
			OTHER	0	0			
			TOTAL	1,084,700	975,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 12X12		144	13.23	1,100



BUILDING	CD	ADJ	DESC	MEASURE	7/11/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/11/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	6/9/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	2,781	DETAIL ADJ	1.144
\$NLA(RCN)	\$285	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	\$11,074
# 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	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	776		49.55	38,452
A	BMF	N	BSMT FINISH-SEP	408		69.56	28,381
A	BAS	L	BASE AREA	816	1978	240.60	196,330
+	USF	L	UPPER STORY FIN	1,229	1978	218.80	268,906
B	BAS	L	BASE AREA	368	2012	240.60	88,541
B	USF	L	UPPER STORY FIN	368	2012	218.80	80,519
C	BIG	N	BUILT-IN GARAGE	685		51.72	35,430
+	OPA	N	OPEN PORCH	297		56.65	16,826
E	PTA	N	PATIO	353		16.39	5,786
G	WDK	N	WOOD DECK	71		42.23	2,999
F21	O	FPL 2S 1OP		1		9,062.90	9,063
FPL	O	FIREPLACE		1		8,594.30	8,594
ODS	O	OUT DOOR SHOWER		1		1,688.50	1,689

TOTAL RCN	792,589
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U

EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$705,400