

Key: 2700

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.601

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
LANNUTTI KELLY N & JUSTIN D				7-7-6-0				584 HATHERLY RD				
584 HATHERLY RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				LANNUTTI KELLY N & JUSTIN				03/17/2016	QS	995,000	46698-110	
				CRONE GREGORY J & WENDY				09/09/2014	O	620,000	44722-234	
				WOODLAND R G JR & BRIDGET				02/28/2000	QS	364,900	18307-41	

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 %
17-293	05/18/2017	3	ALTERATIONS	40,000	06/16/2017	SJ	100 10
17-293	05/18/2017	3	ALTERATIONS	40,000	08/15/2018	JD	100 100
	11/03/2014	3	ALTERATIONS	75,000	06/22/2015	SJ	100 100
14-678	10/06/2014	3	ALTERATIONS	41,000	06/22/2015	SJ	100 100
93-133	03/30/1993	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,436	MB 1.00	100	1.00	100	1.00	748,000	3.43	100	1.00	R09 1.70	615,460

TOTAL	10,454 SF	ZONING	FRNT	71	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE	LAND	615,500	559,500		
Infl1	FACTOR 100		BUILDING	711,700	633,600		
Infl2	PHY 100		DETACHED	11,000	10,500		
			OTHER	0	0		
			TOTAL	1,338,200	1,203,600		

DETACHED

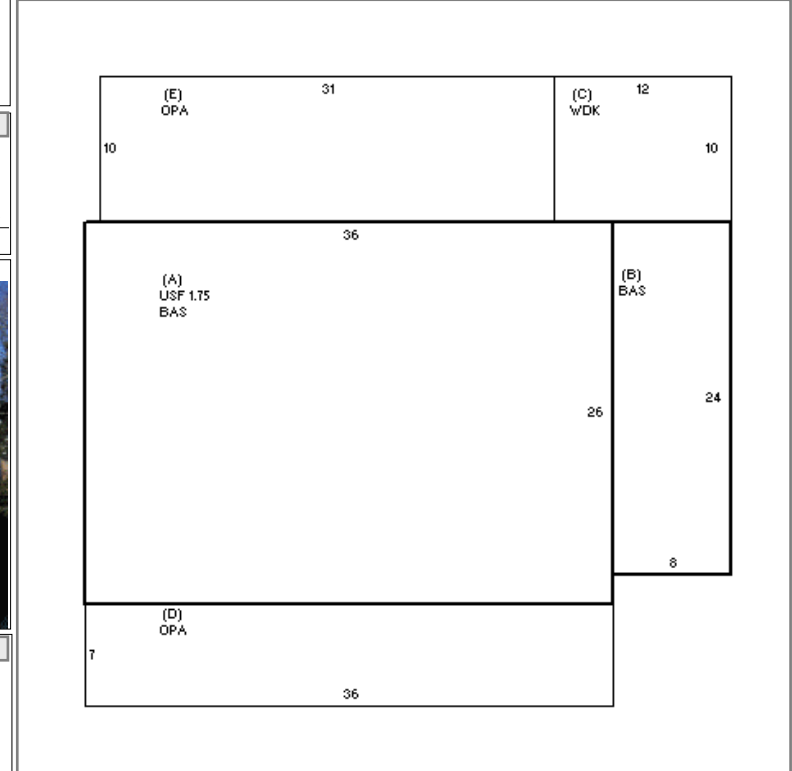
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 20 0.80	GARAGE		324	42.50	11,000



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2015	SJ
MODEL	1		RESIDENTIAL	LIST	6/22/2015	SJ
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/15/2018	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	2,766	DETAIL ADJ	1.210
\$NLA(RCN)	\$286	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.75	1.00
ROOMS		10	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		11	\$12,778
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
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	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,128	1910	277.62	313,151
A	USF	L	UPPER STORY FIN	1,638	1910	252.46	413,533
C	WDK	N	WOOD DECK	120		46.08	5,530
+	OPA	N	OPEN PORCH	562		61.80	34,732
	F31	O	FPL 3S 10P	1		11,036.40	11,036

TOTAL RCN	790,759
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$711,700