

Key: 2839

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.746

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FINNEGAN PETER A TR 65 WASHINGTON ST HANOVER, MA 02339				22-8-4-0				396 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FINNEGAN PETER A TR				07/14/2022	F	100	57023-183				
FINNEGAN PETER A				04/26/2019	F	100	51040-339				
FINNEGAN PETER A & LISA T				10/19/2004	A	550,000	29282-348				

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	%
13-454	07/17/2013	3	ALTERATIONS	150,000	06/12/2014	MR	100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	880,000	1.00	100	1.00	WV5	2.00	808,080
300	A	0.187	NS 1.00	100	1.00	39,600	1.00	100	1.00	WV5	2.00	7,410

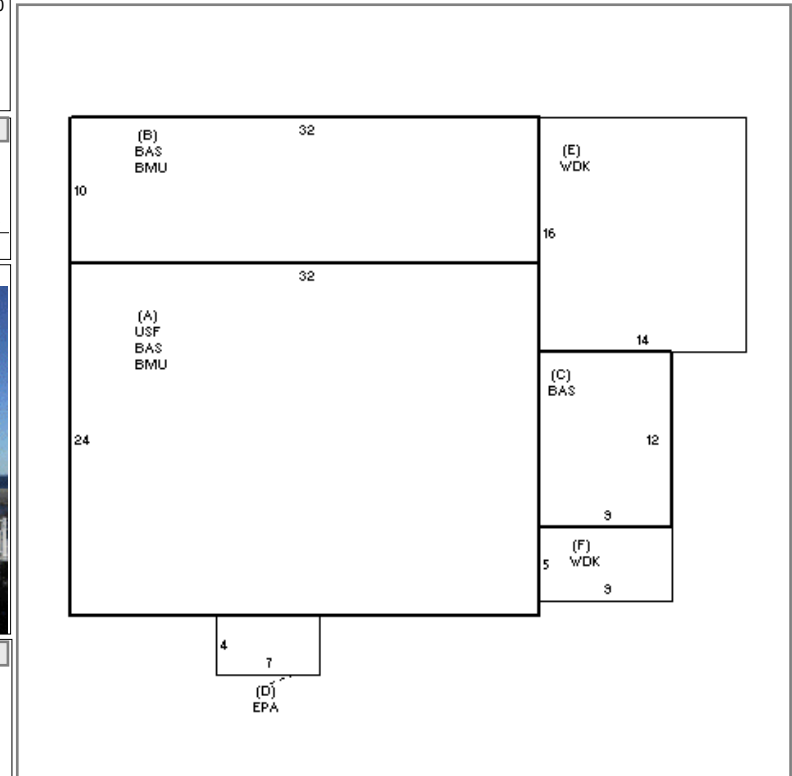
TOTAL	1.106 Acres	ZONING		FRNT	171	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND		815,500	741,700	
Inf1	FACTOR 100		BUILDING		527,100	464,600		
Inf2	PHY 100		DETACHED		7,900	10,500		
			OTHER		0	0		
				TOTAL		1,350,500	1,216,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 50 0.50	20X20	1923	400	39.42	7,900



BLDG COMMENTS		

BUILDING	CD	ADJ	DESC	MEASURE	11/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/28/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/30/2014	TD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1923	SIZE ADJ	1.000
NET AREA	1,964	DETAIL ADJ	1.248
\$NLA(RCN)	\$312	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$8,786	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,088		50.66	55,121
A	USF	L	UPPER STORY FIN	768	1923	252.38	193,824
+	BAS	L	BASE AREA	1,196	1923	277.52	331,915
D	EPA	N	ENCLOSED PORCH	28		99.24	2,779
+	WDK	N	WOOD DECK	269		42.24	11,363
F21	O		FPL 2S 1OP	1		9,062.90	9,063
GEN	O		GENERATOR	1		0.00	

TOTAL RCN	612,851
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$527,100