

Key: 2883

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.789

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MEEHAN CHRISTOPHER PO BOX 117 845 E FOURTH ST, #2 BOSTON, MA 02127				22-1-2-0				418 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MEEHAN CHRISTOPHER				12/31/1997	D	380,000	15776-37				
DRINKWATER DAVID & MARY E				11/30/1899	XX	7952-302					

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	%
96-472	01/01/1996	2	ADDITIONS				100	100
95-166	04/03/1995	2	ADDITIONS				100	100
93-78	02/17/1993	3	ALTERATIONS				100	100
91-452	09/09/1991	3	ALTERATIONS				100	100

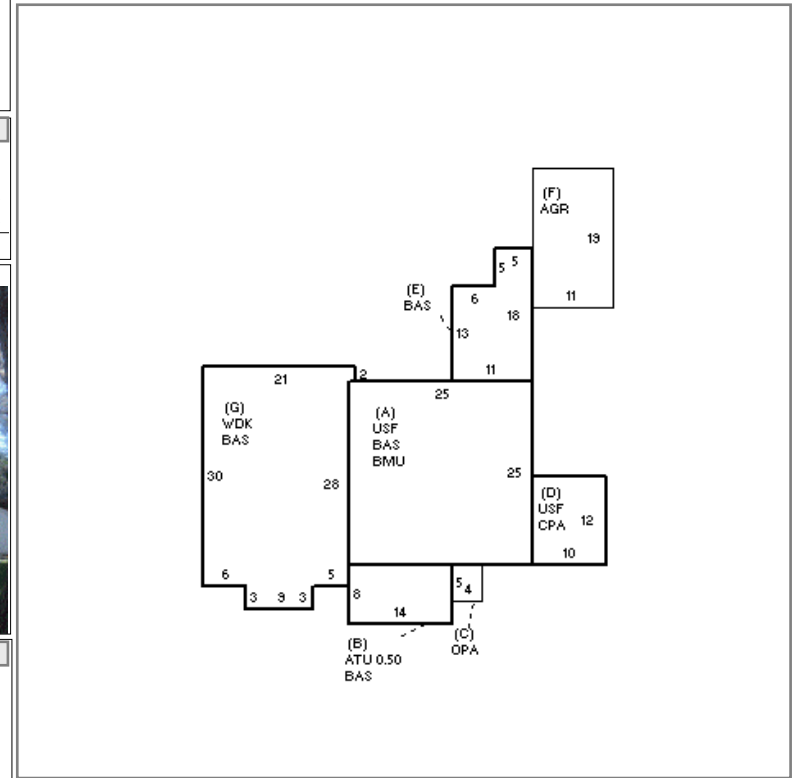
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,667	NS 1.00	100	1.00	374,000	1.54	100	1.00	R02	0.85	326,680

TOTAL	24,655 SF	ZONING	FRNT	383	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE C/W 13....	LAND	326,700	314,500		
Inf1	FACTOR 100		BUILDING	423,400	376,500		
Inf2	PHY 100		DETACHED	400	400		
			OTHER	0	0		
			TOTAL	750,500	691,400		

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/17/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	682,938		
NET AREA	2,279	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	625		60.76	37,974	CONDITION ELEM	CD		
\$NLA(RCN)	\$300	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	745	1930	241.07	179,597	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,534	1930	265.09	406,647	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ATU	N	ATTIC UNF	56		40.70	2,279	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	C	OPA	N	OPEN PORCH	20		56.65	1,133	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	D	CPA	N	CAR PORT	120		23.61	2,834	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F	AGR	N	ATT GARAGE	209		54.82	11,457	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	G	WDK	N	WOOD DECK	629		42.24	26,569				
										F21	O	FPL 2S 1OP	1	9,062.90	9,063				
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1967 / 55
STORIES	2	1.00																COND	38 38 %
ROOMS	9	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	38 % GD 62
# 1/2 BATHS	1	1.00																RCNLD	\$423,400
TOT FIXTURES	5	\$5,386																	
# UNITS	1	1.00																	