

Key: 2930

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.837

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HENDERSON LIAM & SUZANNE 490 HATHERLY RD SCITUATE, MA 02066				14-1-35-0				490 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HENDERSON LIAM & SUZANNE				09/26/2022	QS	826,000	57269-292				
BURNS KIMBERLY DEVINE &				06/26/2018	U	400,000	49964-135				
PALM AVENUE HIALEAH LLC				12/27/2016	U	345,000	47929-342				

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	%
18-450	07/16/2018	7	OTHERS		06/28/2023	JD	100	100
		7	OTHERS		09/27/2022	JD	100	100
		3	ALTERATIONS	31,000	07/01/2019	JD	100	100
		3	ALTERATIONS		02/24/2004	PJB	100	100
02-268	06/01/2002	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,619	NS	1.00	100	1.00	100	1.00	R03	0.85		309,610

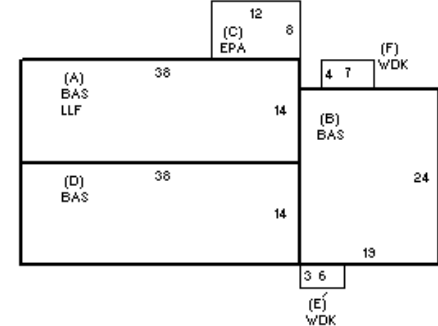
TOTAL	11,619 SF	ZONING		FRNT	215	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	309,600	298,000		
Inf1	FACTOR 100		BUILDING	382,700	333,900			
Inf2	PHY 100		DETACHED	1,600	600			
			OTHER	0	0			
				<b>TOTAL</b>	<b>693,900</b>	<b>632,500</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	70 0.30 SHED 16 X 10		160	12.89	600
PTD	A	1.00	30 0.70 12X12		144	9.48	1,000



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/1/2019	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	6/28/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS
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YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	2,052	DETAIL ADJ	1.040
\$NLA(RCN)	\$227	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	532	1959	158.35	84,244
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,520	1959	229.58	348,961
ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	96		99.22	9,525
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	46		42.23	1,943
FLOOR COVER	24	COMB	1.00	F11	O	FPL 1S 10P		1		8,009.10	8,009
INT FINISH	2	DRYWALL	1.00	FPL	O	FIREPLACE		1		8,594.30	8,594
HEATING/COOLING	11	HW/COOL AIR	1.04								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	466,766
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$382,700