

Key: 2978

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.885

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HESSION PETER & OLSON KRISTIN 2 COTTONTAIL WAY SCITUATE, MA 02066				14-2-17-0				2 COTTONTAIL WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HESSION PETER & OLSON KRI				07/29/1996	QS	195,000	14542-234				
CURTIN JAMES F & MARY A				01/01/1978	XX		4370-223				
HYNES FRANK J AND GERTRUD				01/01/1955	XX		2347-192				

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	%
08-352	07/29/2008	3	ALTERATIONS	5,250	06/17/2009	SJ	100	100
03-445	07/29/2003	7	OTHERS				100	100

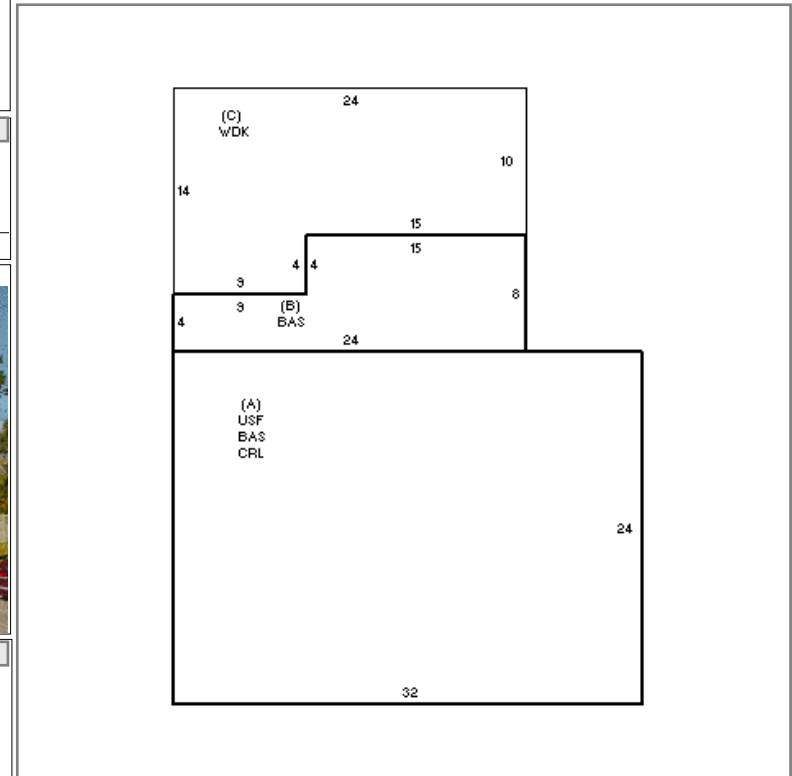
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,174	NS 1.00	100	1.00	374,000	2.28	100	1.00	R03	0.85	316,150

TOTAL	16,174 SF	ZONING		FRNT	121	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	316,200	304,300		
Inf1	FACTOR 100		BUILDING	166,000	161,600			
Inf2	PHY 100		DETACHED	1,700	1,500			
			OTHER	0	0			
				TOTAL	483,900	467,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	2003	1,500	1.10	1,700



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/17/2009	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/1/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	377,178	
NET AREA	1,692	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	768		11.44	8,786	CONDITION ELEM	CD	
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	768	1940	193.19	148,368	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	924	1940	212.44	196,291	INTERIOR	
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	276		38.40	10,598	KITCHEN			
ROOMS	6	1.00	FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS			
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00									HEAT			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02									ELECT			
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00												
TOT FIXTURES	6	\$4,896														EFF.YR/AGE	1956 / 66	
# UNITS	1	1.00														COND	56 56%	
																FUNC	0	
																ECON	0	
																DEPR	56 % GD	44
																RCNLD		\$166,000