

Key: 2983

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.890

LEGAL

LAND

DETACHED

BUILDING

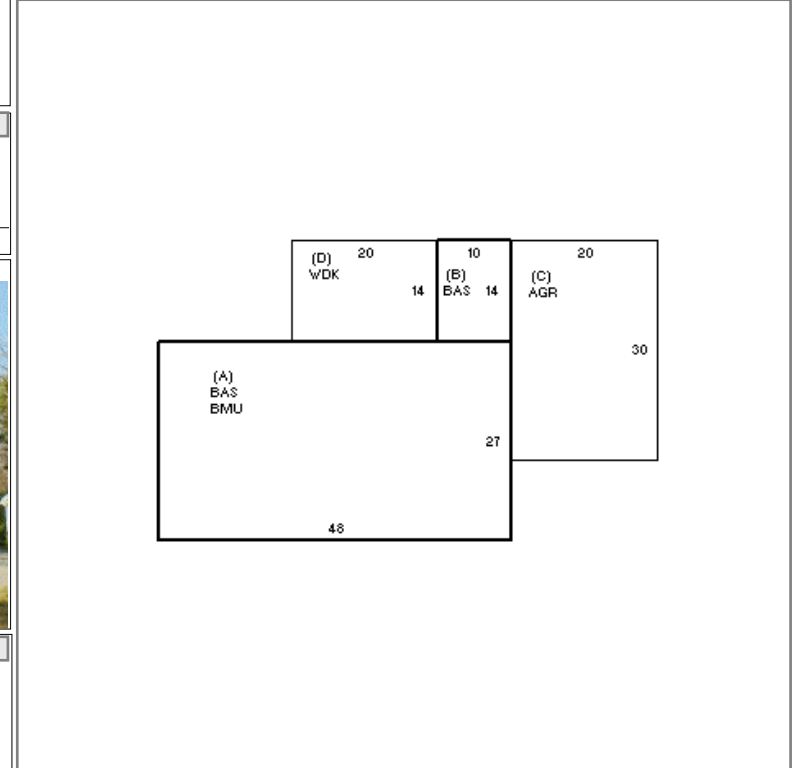
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|-----------------|--|--|--|
| CAHILL JOHN E JR TR 553 HATHERLY RD SCITUATE, MA 02066 | | | | 14-2-21-C | | | | 553 HATHERLY RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CAHILL JOHN E JR TR | | | | 02/08/2017 | F | 100 | 48096-134 | | | | |
| CAHILL JOHN E JR & MARGAR | | | | 11/05/2008 | H | 425,400 | 36510-309 | | | | |
| LORING MICHAEL F , EXECUT | | | | 11/05/2008 | H | | 36510-307 | | | | |

| 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 | % | |
| | | | | | | | | | |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 15,236 | NS 1.00 | 100 | 1.00 | 374,000 | 2.41 | 100 | 1.00 | R02 | 0.85 | 314,870 |

| TOTAL | 15,236 SF | ZONING | | FRNT | 101 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | NO. SCITUATE | NOTE | | | | LAND | 314,900 | 303,100 |
| Inf1 | FACTOR 100 | | BUILDING | 272,600 | 242,400 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 587,500 | 545,500 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/30/2010 | PL |
|----------|----|------|-------------------|-------------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST REVIEW | 4/1/2011 | KT |
| STYLE | 1 | 0.85 | RANCH [100%] | | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1959 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 1,436 | DETAIL ADJ | 0.850 |
| \$NLA(RCN) | \$256 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 6 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 6 | \$4,080 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | CONT BSMT WALL | 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 | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 1,296 | | 44.08 | 57,126 |
| + | BAS | L | BASE AREA | 1,436 | 1959 | 183.66 | 263,735 |
| C | AGR | N | ATT GARAGE | 600 | | 42.25 | 25,349 |
| D | WDK | N | WOOD DECK | 280 | | 38.40 | 10,752 |
| | F11 | O | FPL 1S 10P | 1 | | 7,281.00 | 7,281 |

| TOTAL RCN | 368,323 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1985 / 37 |
| COND | 26 26 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 26 % GD 74 |
| RCNLD | \$272,600 |