

Key: 3394

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.274

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DERANEY LAURENCE S 261 HATHERLY ROAD SCITUATE, MA 02066				28-19-1-0				261 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DERANEY LAURENCE S				03/10/1995	QS		1 (87742)				
DERANEY CLARE M				03/07/1986	XX		72890-0				
LUCZKOW EDMUND				01/01/1957	XX		(C00023140)				

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	%
92-734	09/14/2002	1	NEW CONST				100	100
92-700	09/02/1992	4	DEMO				100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,390	OS 1.00	100	1.00	100	1.00	440,000	3.80	100	1.00	R02 1.00	359,980

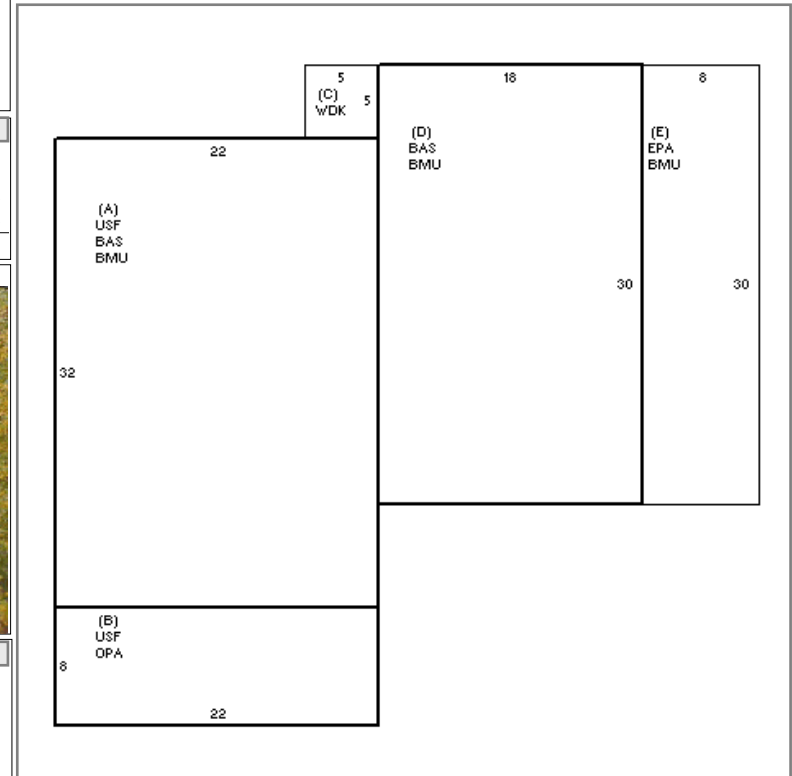
TOTAL	9,390 SF	ZONING	FRNT	210	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE ... IN-LAW/ACCESSORY DWG.	LAND	360,000	327,300		
Inf1	FACTOR 100		BUILDING	425,800	398,600		
Inf2	PHY 100		DETACHED	600	500		
			OTHER	0	0		
<b>TOTAL</b>			<b>TOTAL</b>	<b>786,400</b>	<b>726,400</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BLDG COMMENTS

IN-LAW/ LEGAL ACCESSORY DWELLING



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2011	SJ
MODEL	1		RESIDENTIAL	LIST	4/26/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/28/2005	
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	538,992
NET AREA	2,124	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,484		42.77	63,476		
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,244	1992	207.39	257,997		
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	880	1992	188.60	165,970		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	176		51.50	9,064		
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	25		38.40	960		
				INT FINISH	99	N/A	1.00	E	EPA	N	ENCLOSED PORCH	240		90.20	21,648		
				HEATING/COOLING	2	HOT WATER	1.02	BMG	O	BSMT GARAGE	2		2,491.00	4,982			
				FUEL SOURCE	99	N/A	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239			
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2000 / 22
																COND	21 21 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$425,800