

Key: 3677

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.498

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MACDONALD JOHN W TR 112 DARREN DRIVE BROCKTON, MA 02301				34-23-2-0				237 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACDONALD JOHN W TR				12/05/2017	F		1 (126143)				
MACDONALD DONALD F				01/01/1972	QS		(47289)				
HOBAN EDWARD L				01/01/1958	XX		(C00025045)				

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	10,000	OS 1.00	100	1.00	440,000	3.58	100	1.00	R02	1.00	361,190

TOTAL	10,000 SF	ZONING	FRNT	199	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E C/W 3			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	100,100	95,300		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL		461,900	424,300	

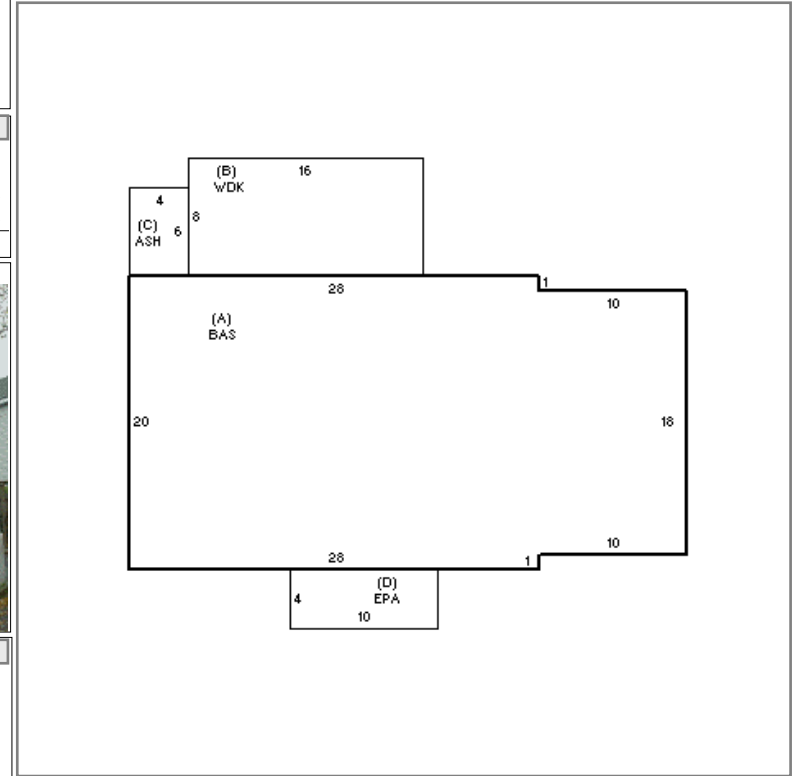
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1985	50	17.03	600



BLDG COMMENTS

FY12 FR- COTT TO RANCH

BUILDING	CD	ADJ	DESC	MEASURE	5/13/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/13/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	740	DETAIL ADJ	0.686
\$NLA(RCN)	\$196	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,646	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	740	1950	181.63	134,405
B	WDK	N	WOOD DECK	128		38.40	4,915
C	ASH	N	ATT SHED	24		22.33	536
D	EPA	N	ENCLOSED PORCH	40		90.20	3,608

TOTAL RCN	145,110
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$100,100