

Key: 3768

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.589

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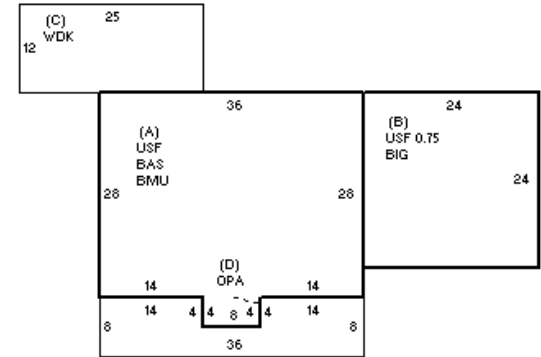
CURRENT OWNER				PARCEL ID				LOCATION				
HUTCHINS ARTHUR J III 45 GARDEN RD SCITUATE, MA 02066				34-26-8-0				45 GARDEN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HUTCHINS ARTHUR J III				10/20/2021	H	1 (132875)						
HUTCHINS JUSTIN A &				10/31/2017	QS	705,000 (125995)						
MA REALTY INVEST, LLC				05/03/2016	H	230,000 (123351)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	OS 1.00	100	1.00	440,000	2.44	100	1.00	R03	1.00	370,050

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	%
19-640	09/03/2019	3	ALTERATIONS	25,000	06/24/2020	JD	100	100
		6	CYCL GROWTH		04/25/2018		100	100
16-747	11/29/2016	1	NEW CONST	270,000	05/23/2017	SJ	100	65
16-592	10/14/2016	4	DEMO	4,500	05/23/2017	SJ	100	100
94-448		2	ADDITIONS				100	0

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TOTAL	14,985 SF	ZONING	FRNT	141	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E C/W 9 10	LAND	370,100	336,400		
Inf1	FACTOR 100		BUILDING	669,400	627,500		
Inf2	PHY 100		DETACHED	11,000	10,400		
			OTHER	0	0		
			TOTAL	1,050,500	974,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	V	1.50	10 0.90	12 X 16	2017	192 18.57	3,200
HTB	A	1.00	10 0.90			1 5,181.80	4,700
PTD	A	1.00	10 0.90	26X18		468 7.33	3,100



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BUILDING	CD	ADJ	DESC	MEASURE	4/25/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/25/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	704,624	
NET AREA	2,512	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		55.98	58,216	CONDITION ELEM	CD	
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,040	2017	239.70	249,293	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,472	2017	217.99	320,875	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	576		52.71	30,360	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	300		46.08	13,824	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	256		61.80	15,821	HEAT	A	
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GEN	O	GENERATOR	1		0.00		ELECT	A	
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		6,667.20	6,667			
										ODS	O	OUT DOOR SHOWER	1		1,658.40	1,658		
														EFF.YR/AGE	2017 / 5			
														COND	5 5 %			
														FUNC	0			
														ECON	0			
														DEPR	5 % GD 95			
														RCNLD	\$669,400			