Key: 3797

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,617

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GARDNER CHRISTOPHER R 640 NANTASKET AVE HULL, MA 02045	34-25-5-0	41 HAWLEY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GARDNER CHRISTOPHER R	08/01/2011	S	211,199	(116356)
WELLS FARGO BANK	01/24/2011	L	180,000	(115628)
DANIELS JAMES B JR	09/14/2005	QS	280,000	(107943)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

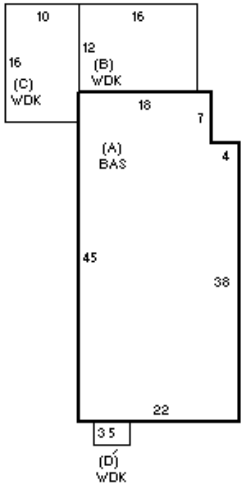
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-759	11/05/2020	3	ALTERATIONS	3,126	07/20/2021	JD	100	100
20-748	11/03/2020	3	ALTERATIONS	15,000	07/20/2021	JD	100	100
15-235	05/06/2015	3	ALTERATIONS	1,000	07/23/2015	SJ	100	100
91-41	02/01/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,000	OS 1.00	100 1.00	100 1.00	440,000	8.57	100 1.00	R03 1.00			346,280

TOTAL	4,008 SF	ZONING		FRNT	55
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	346,300	314,800
BUILDING	141,600	126,000
DETACHED	400	300
OTHER	0	0
TOTAL	**488,300**	**441,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			30	17.03	400

PHOTO 07/21/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/24/2015	SJ
LIST	7/24/2015	EST
REVIEW	7/20/2021	JD

BLDG COMMENTS

FY12 STYLE CHANGE FROM RANCH TO COTT/BUNG PER FIELD REVIEW.

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	962	DETAIL ADJ	0.823
$NLA(RCN)	$223	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,975
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	962	1930	198.82	191,263
+	WDK	N	WOOD DECK	367		38.40	14,093
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	214,612

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1970 / 52		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD			$141,600