

Key: 4104

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.922

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HASSETT STEPHEN 1433 BROADWAY HANOVER, MA 02339				38-8-6-0				35 THOMAS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HASSETT STEPHEN				07/09/2019	U	250,000	(128792)				
MAGNER ROBERT P JR				07/15/1986	QS	95,000	(73589; 72558)				
FRYLING PETER W & MARY AN				12/20/1985	XX		(C00072558)				

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	%
20-495	08/19/2020	3	ALTERATIONS	6,000	05/18/2023	NC	0	0

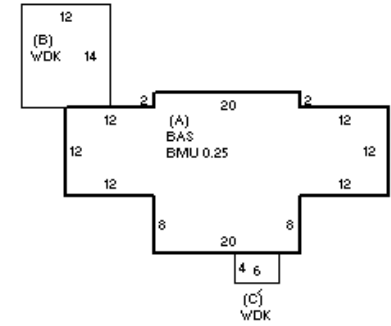
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,393	SC	1.00	100	1.00	100	1.00	R03	0.90		329,080

TOTAL	12,393 SF	ZONING		FRNT	89	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	329,100	315,800		
Infl1	FACTOR 100		BUILDING	131,300	116,800			
Infl2	PHY 100		DETACHED	1,900	1,800			
			OTHER	0	0			
			TOTAL	462,300	434,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 8		64	17.03	800
SHF	A	1.00	10 0.90 10 X 8		80	15.97	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/21/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/21/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	6/28/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	193.067
NET AREA	728	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	182		63.15	11,493		
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	728	1950	226.48	164,880		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK		38.40	7,373		
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	F11	O	FPL 1S 1OP		1		7,281.00	7,281		
ROOMS	4	1.00		FLOOR COVER	14	COMB	1.00										
BEDROOMS	2	1.00		INT FINISH	1	PLASTER	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00										
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	3	\$2,040															
# UNITS	1	1.00															
																EFF.YR/AGE	1971 / 51
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$131,300