

Key: 4336

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.107

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CARRISON KENNETH W & LUCINDA D				40-11-20-0				112 HATHERLY RD				
112 HATHERLY ROAD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				CARRISON KENNETH W & LUCI				01/01/1979	QS	36,500	(59790)	
				KARN RICHARD S & F BEVERL				01/01/1978	XX		(C00059356)	
				YAKAVONIS JOHN F AND PATR				01/01/1976	XX		(C00054274)	

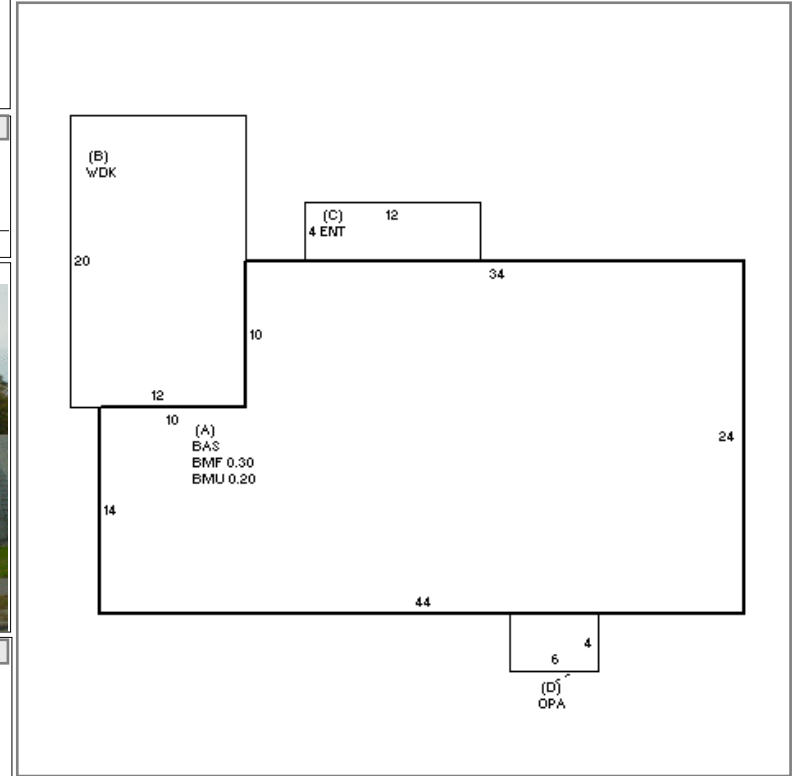
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
02-345	07/01/2002	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,050	OS 1.00	100 1.00	100 1.00	440,000	3.56	100 1.00	R02	1.00		361,290

TOTAL	10,062 SF	ZONING	FRNT	223	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M39		LAND	361,300	328,500
Infl1	FACTOR 100		BUILDING	181,900	164,100		
Infl2	PHY 100		DETACHED	6,300	6,000		
			OTHER	0	0		
TOTAL					549,500	498,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		336	52.38	5,300
SHF	A	1.00	20 0.80		80	15.97	1,000



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/15/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	263,684		
NET AREA	956	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	191		61.84	11,812	CONDITION ELEM	CD		
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	287		86.82	24,917	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	956	1953	211.75	202,432	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	240		38.40	9,216	KITCHEN			
				FLOOR COVER	14	COMB	1.00	C	ENT	N	ENCLOSED ENTRY	48		97.71	4,690	BATHS			
				INT FINISH	1	PLASTER	1.00	D	OPA	N	OPEN PORCH	24		51.50	1,236	HEAT			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1972 / 50
STORIES	1	1.00																COND	31 31 %
ROOMS	6	1.00																FUNC	0
BEDROOMS	3	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	31 % GD 69
# 1/2 BATHS	0	1.00																RCNLD	\$181,900
TOT FIXTURES	3	\$2,100																	
# UNITS	1	1.00																	