

Key: 4404

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.173

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COTTER MICHAEL & GARDINER MEGHAN 42 SCITUATE AV SCITUATE, MA 02066				39-12-6-0				42 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COTTER MICHAEL & CROWLEY THOMAS J & PHYLLI				07/15/2011	QS	437,000	40122-86				
HUDSON DANNIEL J & LYNETT				08/31/1999	QS	290,000	17766-234				
				03/19/1991	QS	163,000	10191-5				

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	%
93-643	10/26/2003	2	ADDITIONS				100	100
92-539	06/01/1992	3	ALTERATIONS				100	100

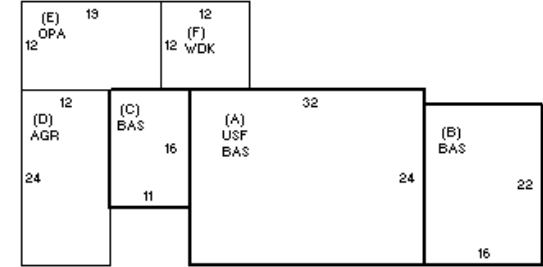
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,200	OS 1.00	100	1.00	100	1.00	440,000	1.85	100	1.00	R03 1.00	378,030

TOTAL	20,200 SF	ZONING	FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	378,000	343,700
Inf1	FACTOR 100		BUILDING	345,900	321,500		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
					TOTAL	724,400	665,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/3/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/3/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,434		
NET AREA	2,064	DETAIL ADJ	0.950	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,296	1953	209.49	271,502	CONDITION ELEM CD			
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	768	1953	190.51	146,312	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	288		57.44	16,542	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	E	OPA	N	OPEN PORCH	228		56.65	12,916	KITCHEN			
				FLOOR COVER	14	COMB	1.00	F	WDK	N	WOOD DECK	144		42.24	6,083	BATHS			
				INT FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																	EFF.YR/AGE	1985 / 37	
																	COND	26 26 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	26 % GD 74	
																	RCNLD	\$345,900	