

Key: 4410

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.179

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY MICHAEL & HAYES KIM 74 HATHERLY RD SCITUATE, MA 02066				39-12-11-0				74 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY MICHAEL & HAYES				06/19/2001	A	220,000	20038-34				
MCCARTHY RICHARD & MICHAEL				01/01/1973	QS		3826-309				
BREEN JOHN P AND JANE E				01/01/1967	XX		3310-173				

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	%
04-616	09/22/2004	2	ADDITIONS	60,000	06/20/2005	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,500	OS 1.00	100	100	440,000	7.65	100	1.00	R02	1.00	347,930

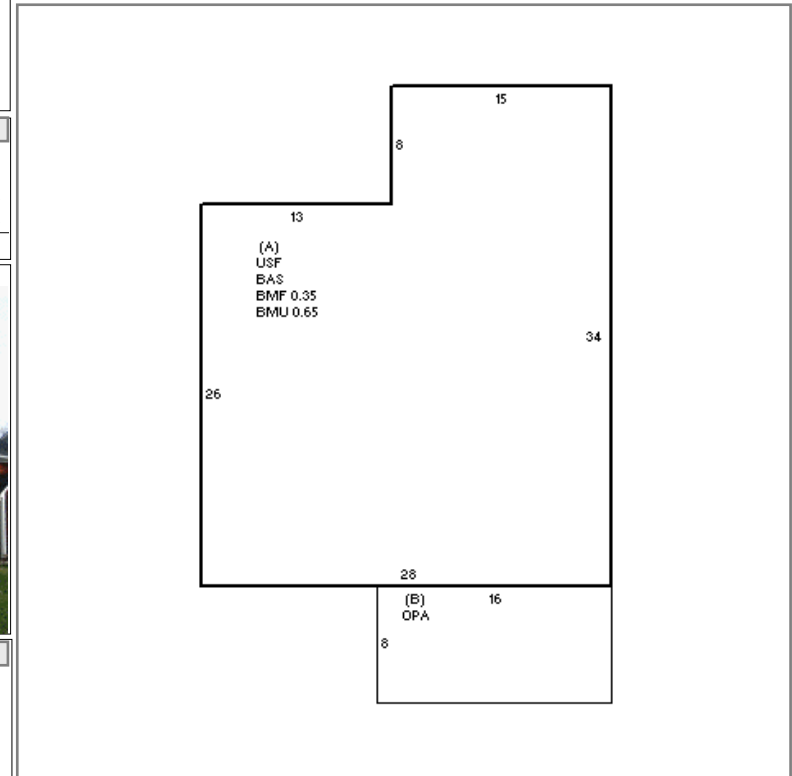
TOTAL	4,487 SF	ZONING		FRNT	158	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	347,900	316,300		
Inf1	FACTOR 100		BUILDING	299,600	277,800			
Inf2	PHY 100		DETACHED	7,000	6,300			
			OTHER	0	0			
				TOTAL	654,500	600,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400
S/V	A	1.00	SV 1.00	IPV	1981	6,000	1.10



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/6/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,696	DETAIL ADJ	1.000
\$NLA(RCN)	\$239	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,800	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	551		49.55	27,303
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	297		69.56	20,660
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	848	1950	208.27	176,613
ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	848	1950	189.40	160,611
FLOOR COVER	14	COMB	1.00	B	OPA	N	OPEN PORCH	128		51.50	6,592
INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	404.818
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$299,600