

Key: 4413

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.182

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HAYES TARA M 72 HATHERLY RD SCITUATE, MA 02066				39-12-12-0				72 HATHERLY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
HAYES TARA M				07/15/2015	A	155,000		45798-56				
WALDEN JOHN G & MARY JO				11/02/2012	U	205,000		42190-54				
LIND STEPHEN J				06/26/1997	QS	105,500		15273-33				
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,500	OS 1.00	100	1.00	440,000	7.65	100	1.00	R02		347,930

LAND

TOTAL	4,500 SF	ZONING	FRNT	42	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	347,900	316,300
Infl1	FACTOR 100		BUILDING	234,900	208,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						582,800	525,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- COLONIAL TO CONV

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/7/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/7/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,208	DETAIL ADJ	1.224
\$NLA(RCN)	\$295	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,938	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	528		59.19	31,254
A	USF	L	UPPER STORY FIN	528	1925	251.30	132,687
+	BAS	L	BASE AREA	680	1925	276.34	187,910
D	WDK	N	WOOD DECK	30		38.40	1,152

TOTAL RCN	355,941
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$234,900

