**Key: 4417**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,186

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| TULLISH JOHN J III TR<br>66 HATHERLY RD<br>SCITUATE, MA 02066 | 39-12-15-0 | 66 HATHERLY RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| TULLISH JOHN J III TR | 10/12/2021 | F | 100 | 55823-250 |
| TULLISH JOHN J III | 09/02/2005 | F | 1 | 31270-64 |
| TULLISH BEVERLY | 11/02/2000 | QS | | 19036-93 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

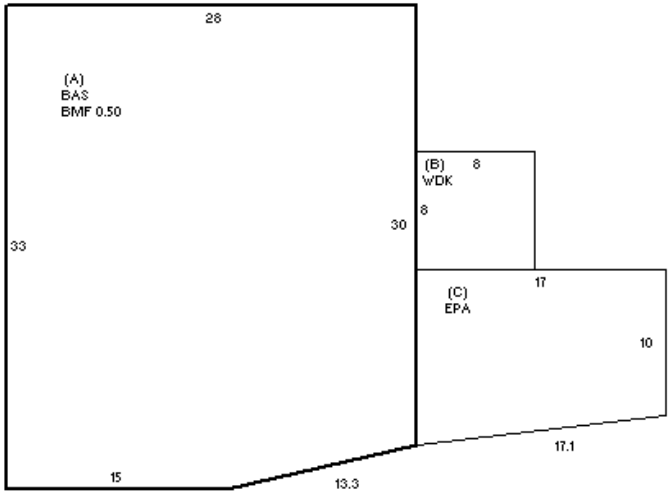
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 96-329 | 07/23/1996 | 3 | ALTERATIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 10,184 | OS 1.00 | 100 1.00 | 100 1.00 | 440,000 | 3.51 | 100 1.00 | R02 1.00 | | | 361,550 |

| TOTAL | 10,184 SF | ZONING | | FRNT | 64 |
|---|---|---|---|---|---|
| Ngh | OCEANSIDE | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 361,600 | 328,700 |
| BUILDING | 149,100 | 134,900 |
| DETACHED | 100 | 100 |
| OTHER | 0 | 0 |
| TOTAL | **510,800** | **463,700** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 30 0.70 | | | 10 | 17.03 | 100 |

PHOTO 02/09/2022

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 2/9/2022 | JD |
| LIST | 2/9/2022 | EST |
| REVIEW | 4/1/2011 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1962 | SIZE ADJ | 1.000 |
| NET AREA | 905 | DETAIL ADJ | 0.850 |
| $NLA(RCN) | $294 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 3 | 1.00 |
| BEDROOMS | 1 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $2,040 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 4 | FLAT/SHED | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 34 | COMB | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMF | N | BSMT FINISH-SEP | 453 | | 88.65 | 40,158 |
| A | BAS | L | BASE AREA | 905 | 1962 | 209.46 | 189,563 |
| B | WDK | N | WOOD DECK | 64 | | 38.41 | 2,458 |
| C | EPA | N | ENCLOSED PORCH | 187 | | 90.20 | 16,867 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 |
| | FPL | O | FIREPLACE | 1 | | 7,813.00 | 7,813 |

| TOTAL RCN | 266,180 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | F |
| INTERIOR | F |
| KITCHEN | F |
| BATHS | F |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1963 / 59 | | |
|---|---|---|---|
| COND | 44 | 44 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 44 | % GD | 56 |
| RCNLD | $149,100 | | |