

Key: 4431

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.200

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MOORE JOHN & MADELINE 99 HATHERLY RD SCITUATE, MA 02066				39-6-15-0				99 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MOORE JOHN & MADELINE				09/25/2019	QS	615,000	51691-159				
HENSON ROGER W &				12/19/2017	QS	540,000	49318-236				
ADAMS JOHN J TR				01/04/2011	F	-100	39503-237				

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	%
		7	OTHERS		06/26/2018	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,270	OS 1.00	100	1.00	100	1.00	440,000	4.28	100	1.00	R02 1.00	357,630

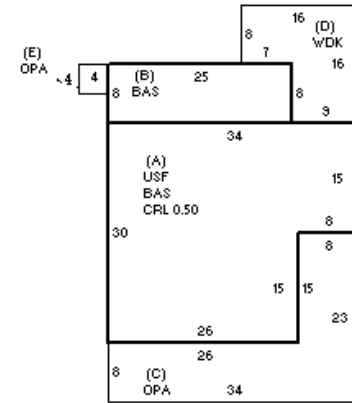
TOTAL	8,276 SF		ZONING	FRNT	92		ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE		NOTE			LAND	357,600	325,100	
Inf1	FACTOR 100			BUILDING	494,200	439,700			
Inf2	PHY 100			DETACHED	5,900	5,600			
				OTHER	0	0			
				TOTAL	857,700	770,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		400	49.28	5,900



BUILDING	CD	ADJ	DESC	MEASURE	6/26/2018	JD
MODEL	1		RESIDENTIAL	LIST	6/26/2018	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/9/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	2,000	DETAIL ADJ	1.224
\$NLA(RCN)	\$287	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	450		15.51	6,980
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	900	1920	246.75	222,074
ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,100	1920	271.33	298,466
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	408		56.65	23,113
FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	200		42.24	8,448
INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	574,606	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	V	
KITCHEN	V	
BATHS	V	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$494,200	