

Key: 4436

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.203

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
COLEY RALPH & SUZANNE & S/O VARITIMOS TIMOTHY P & ASHL 105 HATHERLY RD SCITUATE, MA 02066				39-6-17-0				105 HATHERLY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
VARITIMOS TIMOTHY P & ASH				06/14/2023	QS	1,900,000	(135501)					
COLEY RALPH & SUZANNE & WELBY BUILDERS LLC				04/23/2018	QS	1,020,000	(126683)					
				07/14/2017	P	300,000	(125459)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,326	OS 1.00	100	1.00	440,000	1.51	100	1.00	R03	1.00	385,210

LAND

TOTAL	25,326 SF	ZONING		FRNT	123	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	385,200	350,200		
Inf1	FACTOR 100		BUILDING	1,165,000	941,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL				TOTAL	1,550,200	1,292,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	IN-LAW APT/ LEGAL ACCESSORY DWELLING
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/6/2018	JD
MODEL	1		RESIDENTIAL	LIST	6/6/2018	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2018	SIZE ADJ	1.000
NET AREA	3,738	DETAIL ADJ	1.050
\$NLA(RCN)	\$325	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	12	\$14,112	
# UNITS	2	1.02	

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	12	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,096		56.17	117,732
+	USF	L	UPPER STORY FIN	1,626	2018	246.29	400,471
A	ATU	N	ATTIC UNF	776		51.80	40,197
+	WDK	N	WOOD DECK	240		53.76	12,902
+	OPA	N	OPEN PORCH	62		72.10	4,470
E	BIG	N	BUILT-IN GARAGE	576		62.69	36,109
+	BAS	L	BASE AREA	2,112	2018	270.83	571,997
	GFP	O	GAS FIREPLACE	2		7,779.10	15,558

TOTAL RCN	1,213,548
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$1,165,000

