

Key: 4475

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.240

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FONTES MANUEL L & MARIA J TRS 79 HATHERLY RD SCITUATE, MA 02066				39-17-3-0				79 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FONTES MANUEL L & MARIA J				03/17/2015	F		1 45330-250				
FONTES MANUEL L & MARIA				05/26/1977	QS		4270-80				
DOWNEY JAMES J & VIRGINIA				01/01/1955	XX		2349-395				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
04-797		2	ADDITIONS	100,000	07/13/2010	SJ	100 100
04-797		2	ADDITIONS	100,000	07/29/2009	SJ	100 95
		1	NEW CONST		07/08/2008	SJ	100 90
		2	ADDITIONS		06/26/2007	SJ	100 90
		2	ADDITIONS		08/01/2006	SJ	100 85

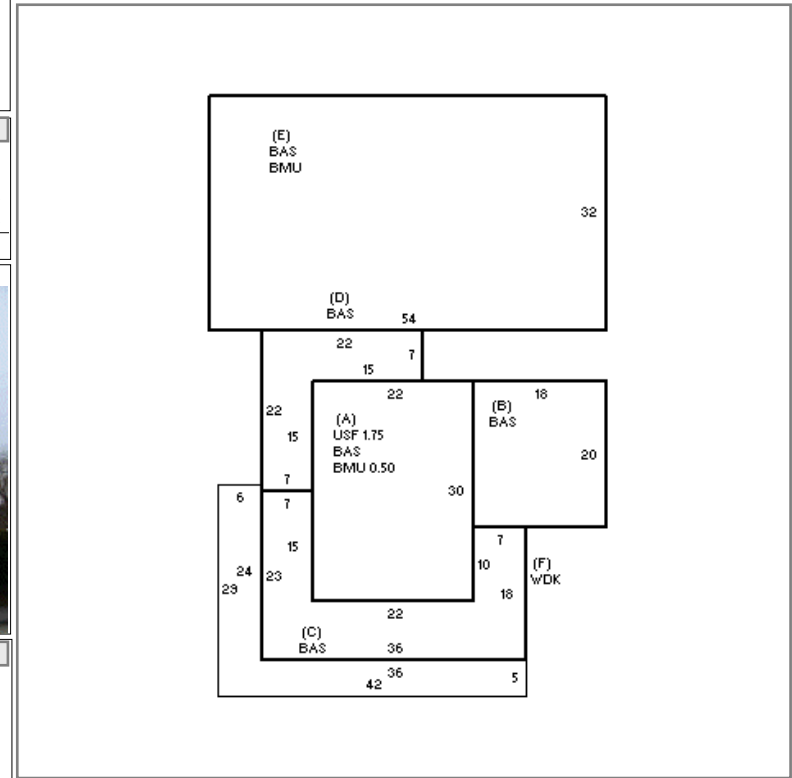
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,500	OS 1.00	100	1.00	100	1.00	440,000	4.70	100	1.00	R02 1.00	355,920

TOTAL	7,500 SF	ZONING	FRNT	194	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	355,900	323,600		
Inf1	FACTOR 100		BUILDING	536,500	498,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		892,400	822,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/29/2009	SJ
MODEL	1		RESIDENTIAL	LIST	7/29/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	4,625	DETAIL ADJ	1.224
\$NLA(RCN)	\$264	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,058		44.23	91,017
A	USF	L	UPPER STORY FIN	1,155	1925	220.94	255,184
+	BAS	L	BASE AREA	1,742	1925	242.95	423,221
E	BAS	L	BASE AREA	1,728	2006	242.95	419,819
F	WDK	N	WOOD DECK	354		42.24	14,953
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	1,219,251
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$536,500