

Key: 4477

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.242

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SMITH RICHARD & DOROTHY 85 HATHERLY ROAD SCITUATE, MA 02066				39-17-1-0				85 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SMITH RICHARD & DOROTHY				09/25/1981	QS	5058-343		5058-343			
CARPENTER F SCOTT JR				01/01/1979	XX	4500-211		4500-211			
KINGDON JEFFREY P & MAURE				01/01/1977	XX	4220-538		4220-538			

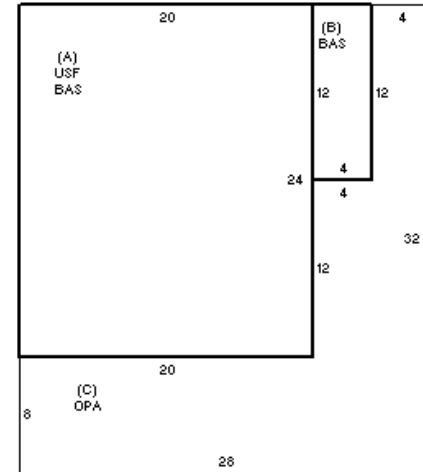
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1229	11/23/2022	3	ALTERATIONS	13,725	05/22/2023	JD	100	100
97-621	10/27/1997	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	OS 1.00	100	1.00	100	1.00	440,000	6.92	100	1.00	R02 1.00	349,460

TOTAL	5,000 SF	ZONING	FRNT	187	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Inf1	FACTOR 100		BUILDING	149,600	100,300		
Inf2	PHY 100		DETACHED	3,500	3,400		
			OTHER	0	0		
			TOTAL	502,600	421,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		216	54.75	3,500



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	5/22/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/22/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	267,142			
NET AREA	1,008	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	528	1930	256.60	135,487	CONDITION ELEM CD				
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	480	1930	233.36	112,010	EXTERIOR	F			
				ROOF SHAPE	2	HIP	1.00	C	OPA	N	OPEN PORCH	368		46.35	17,057	INTERIOR	F			
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	F			
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	F			
				INT FINISH	1	PLASTER	1.00									HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A			
				FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE 1963 / 59				
				CAPACITY		UNITS	ADJ											COND	44	44 %
				STORIES		2	1.00											FUNC	0	
				ROOMS		7	1.00											ECON	0	
				BEDROOMS		4	1.00											DEPR	44	% GD 56
				BATHROOMS		1	1.00											RCNLD	\$149,600	
				# 1/2 BATHS		0	1.00													
				TOT FIXTURES		3	\$2,588													
				# UNITS		1	1.00													