

Key: 4479

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.244

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MONAHAN ABRAHAM P & ALISHA 614 CHANDLER ST DUXBURY, MA 02332				39-16-5-F				89 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MONAHAN ABRAHAM P & ALISH				06/01/2020	F	1	52843-213				
MONAHAN ABRAHAM P				05/30/2014	QS	385,000	44372-249				
MCGOVERN JAMES P &				05/30/2002	F	100	22161-107				

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	%

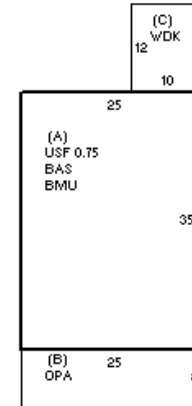
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	OS 1.00	100	1.00	100	1.00	440,000	6.92	100	1.00	R02 1.00	349,460

TOTAL	5,000 SF	ZONING	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	349,500	317,700
Inf1	FACTOR 100		BUILDING	236,600	218,700		
Inf2	PHY 100		DETACHED	3,400	3,300		
			OTHER	0	0		
			TOTAL	589,500	539,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20		324	53.13	3,400



BLDG COMMENTS
FY12 FR- CAPE TO CONV



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2001	RD
MODEL	1		RESIDENTIAL	LIST	7/19/2001	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	455.037
NET AREA	1,531	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	875		49.09	42,953		
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	875	1930	260.60	228,024		
CAPACITY								A	USF	L	UPPER STORY FIN	656	1930	236.99	155,464		
STORIES	1.75	1.00		ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	200		51.50	10,300		
ROOMS	9	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	120		38.40	4,608		
BEDROOMS	5	1.00		FLOOR COVER	2	SOFTWOOD	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813		
BATHROOMS	2	1.00		INT FINISH	1	PLASTER	1.00										
# 1/2 BATHS	0	1.00		HEATING/COOLING	1	FORCED AIR	1.00										
TOT FIXTURES	6	\$5,875		FUEL SOURCE	99	N/A	1.00										
# UNITS	2	1.02															
																EFF.YR/AGE	1960 / 62
																COND	48 48 %
																FUNC	0
																ECON	0
																DEPR	48 % GD 52
																RCNLD	\$236,600