

Key: 4760

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.512

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HUGGINS KATHERINE KEYS 102 SCITUATE AV SCITUATE, MA 02066				46-14-27-0				102 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUGGINS KATHERINE KEYS				08/19/2019	F	1	51525-348				
HUGGINS THOMAS & KATHERIN				09/18/2018	QS	799,900	50305-144				
LEONARD LORRAINE A				09/17/2012	U	145,000	41956-110				

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	%
12-521	08/03/2012	1	NEW CONST	190,000	07/09/2014	MR	100	100
		4	DEMO		06/01/2012	SJ	100	100
09-610	12/31/2009	3	ALTERATIONS	190,000	05/27/2010	SJ	100	100

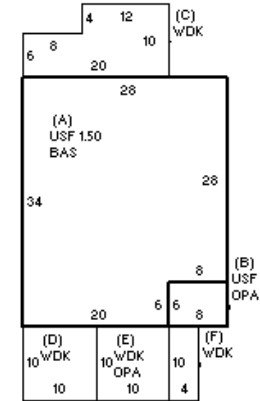
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,560 OS	1.00	100	1.00	100	1.00	528,000	7.56	100	1.00	WV3 1.20	417,750

TOTAL	4,560 SF	ZONING	FRNT	56	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E  IN M40	LAND	417,800	379,800		
Inf1	FACTOR 100		BUILDING	597,400	522,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,015,200</b>	<b>902,200</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
Outside Shower



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2013	SJ
MODEL	1		RESIDENTIAL	LIST	7/9/2014	MR
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/11/2019	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	656,432
NET AREA	2,308	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	904	2013	277.83	251,154		
\$NLA(RCN)	\$284	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,404	2013	252.65	354,724		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	148		72.10	10,671		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	408		53.76	21,934		
				FLOOR COVER	12	COMB	1.00		GFP	O	GAS FIREPLACE	1		7,778.40	7,778		
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	\$10,171
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2013 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91

RCNLD	\$597,400
-------	-----------