

Key: 4817

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.569

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HAYES JAMES E & ELEANOR 35 PENNFIELD ROAD SCITUATE, MA 02066				44-2-6-P				35 PENNFIELD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HAYES JAMES E & ELEANOR				01/01/1963	QS			2963-288			
TILDEN NATHANIEL & LYDIA				01/01/1939	XX			1756-50			

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	%
95-77	02/23/1995	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	22,600	SC 1.00	100	1.00	100	1.00	396,000	1.67	100	1.00	R04 0.90	343,310

TOTAL	22,600 SF	ZONING	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	343,300	329,400
Inf1	FACTOR 100		BUILDING	284,700	253,400		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
					TOTAL	628,600	583,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



BUILDING	CD	ADJ	DESC	MEASURE	6/19/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/19/2009	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	1,576	DETAIL ADJ	1.000
\$NLA(RCN)	\$244	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,800	
# UNITS	1	1.00	

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	34	COMB	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
A	BIG	N	BUILT-IN GARAGE	392		47.14	18,480
+	BAS	L	BASE AREA	1,296	1962	211.43	274,016
B	BMU	N	BSMT UNFINISHED	406		55.28	22,443
B	BMF	N	BSMT FINISH-SEP	218		77.60	16,916
C	LLF	L	LOWER LEVEL FIN	280	1962	145.84	40,834
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	384,770
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$284,700

