

Key: 4885

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.637

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HANAFIN THOMAS E & ANNETTE M TRS P O BOX 760 SCITUATE, MA 02066				44-3-64-0				199 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HANAFIN THOMAS E & HANAFIN THOMAS E & ANNETT				11/07/2022	F	57399-270		1			
HAYDEN MARY K ET AL				09/28/1990	QS	9964-261					
				01/01/1976	XX	4119-232					

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	%
		5	SPLIT/SUB/LA		01/15/2004	PJB	100	100

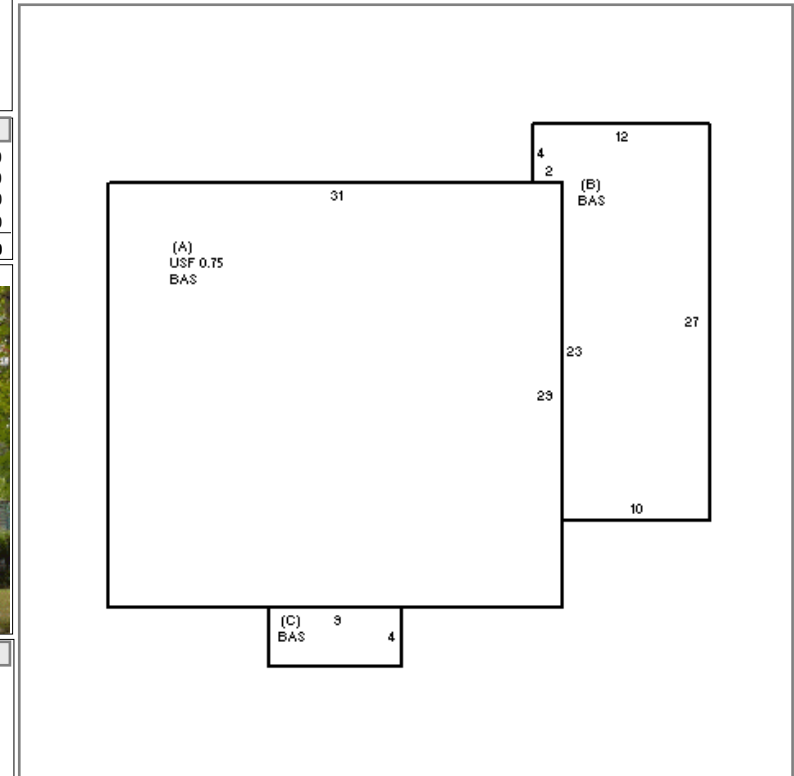
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,718	SC	1.00	100	1.00	100	1.00	R02	0.90		345,960

TOTAL	24,718 SF	ZONING	FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	346,000	332,000
Inf1	FACTOR 100		BUILDING	156,000	146,500		
Inf2	PHY 100		DETACHED	400	300		
			OTHER	0	0		
			<b>TOTAL</b>		<b>502,400</b>	<b>478,800</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/5/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/5/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/29/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY12 FR-CONV TO CAPE

G

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	433,366
NET AREA	1,887	DETAIL ADJ	1.045	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,213	1920	234.32	284,228		
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	674	1920	213.09	143,620		
				ROOF SHAPE	1	GABLE	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										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		8	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$5,518														
# UNITS		1	1.00														
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1952 / 70
																COND	64 64%
																FUNC	0
																ECON	0
																DEPR	64 % GD 36
																RCNLD	\$156,000