

Key: 5315

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.059

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PRATT AARON & RENA E 43 HATHERLY ROAD SCITUATE, MA 02066				45-5-2-0				43 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PRATT AARON & RENA E				03/28/1983	QS	(67313)		(C00063908)			
PRATT AARON & ANGELO RENA				09/10/1980	XX	(C00009216)		(C00009216)			
WALSH JOHN J AND MARY M				01/01/1947	XX						

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	%
05-620	09/26/2005	3	ALTERATIONS	1,500	08/07/2006	SJ	100	100
93-264	05/10/1993	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,500	OS 1.00	100	1.00	440,000	2.90	100	1.00	R02	1.00	365,820

TOTAL	12,500 SF	ZONING	FRNT	239	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	365,800	332,600		
Inf1	FACTOR 100		BUILDING	185,600	174,200		
Inf2	PHY 100		DETACHED	19,900	19,000		
			OTHER	0	0		
			TOTAL	571,300	525,800		

DETACHED

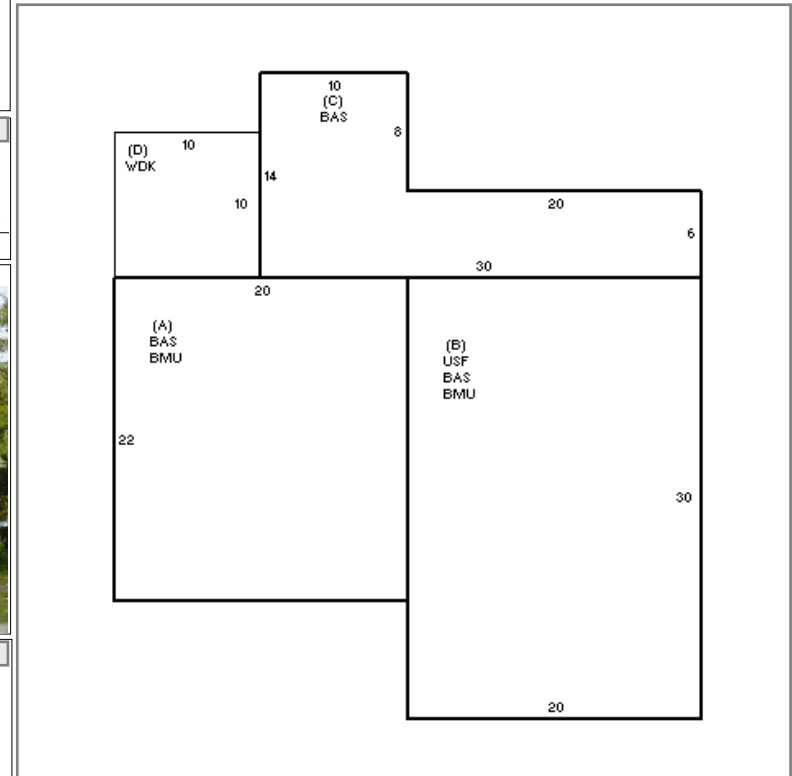
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	30 0.70		572	49.28	19,700
SHF	A	1.00	30 0.70		20	17.03	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/10/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- CAPE TO CONV



G

YEAR BLT	1942	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	515,497	
NET AREA	1,900	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,040		46.65	48,513	CONDITION ELEM	CD	
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	USF	L	UPPER STORY FIN	600	1942	221.99	133,193	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,300	1942	244.11	317,338	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	100		38.40	3,840	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00	FPL	O	O	FIREPLACE	1		7,813.00	7,813	BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1952 / 70
																	COND	64 64 %
																	FUNC	0
																	ECON	0
																	DEPR	64 % GD 36
																	RCNLD	\$185,600