

Key: 5360

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.103

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HOLT CHARLES E,IV & MARY ELLEN 38 HATHERLY RD SCITUATE, MA 02066				45-10-6-0				38 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOLT CHARLES E,IV & MARY				09/06/2005	QS	375,500	(107907)				
AHEARN JOHN F & JENNIFER				01/13/2000	QS	165,000	(C96841)				
AHEARN JOHN AND JENNIFER				02/28/1997	A	78,000	(C00091052)				

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	%
22-0634	01/06/2022	2	ADDITIONS	487,350	06/15/2022	JD	100	0
22-0634	01/06/2022	2	ADDITIONS	487,350	07/19/2022	JD	100	0
22-0634	01/06/2022	2	ADDITIONS	487,350	05/08/2023	JD	70	70
		7	OTHERS		06/28/2005	SJ	100	100
04-327	06/01/2004	3	ALTERATIONS	3,000	08/12/2004	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	OS 1.00	100	1.00	440,000	1.00	100	1.00	R02	1.00	404,040
300	A	0.011	OS 1.00	100	1.00	19,800	1.00	100	1.00	R02	1.00	220

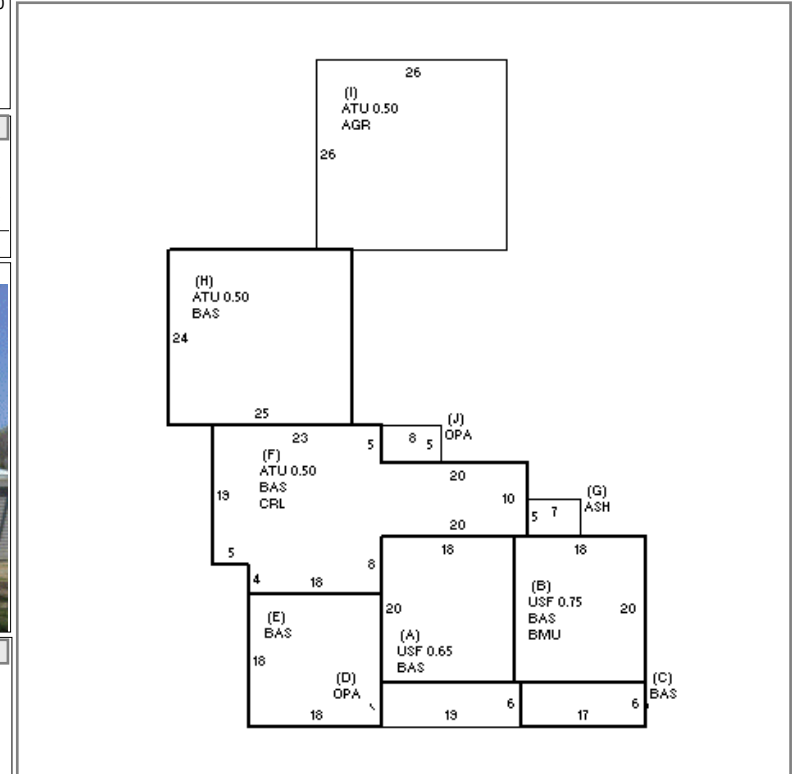
TOTAL	40,467 SF	ZONING	FRNT	243	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	404,300	367,500
Infl1	FACTOR 100		BUILDING	567,100	182,200		
Infl2	PHY 100		DETACHED	9,200	8,700		
			OTHER	0	0		
			TOTAL	980,600	558,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 60 0.40	24 X 24		576	39.81	9,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/8/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/25/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	810,212									
NET AREA	2,959	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	720	1953	236.19	170,053	CONDITION ELEM	CD									
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	504	1953	214.79	108,252	EXTERIOR	G									
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	360		50.89	18,322	INTERIOR	G									
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,735	2023	236.19	409,782	KITCHEN	G									
				FLOOR COVER	14	COMB	1.00	+	OPA	N	OPEN PORCH	154		56.65	8,724	BATHS	G									
				INT FINISH	2	DRYWALL	1.00	F	CRL	N	BSMT CRAWL	709		11.36	8,056	HEAT	U									
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	ATU	N	ATTIC UNF	993		40.70	40,415	ELECT	U									
				FUEL SOURCE	2	GAS	1.00	G	ASH	N	ATT SHED	35		24.58	860											
																	I	AGR	N	ATT GARAGE	676		45.36	30,661		
																		GFP	O	GAS FIREPLACE	1		6,111.60	6,112		
																	EFF.YR/AGE		2022 / 0							
																	COND		0 0 %							
																	FUNC		30 uc							
																	ECON		0							
																	DEPR		30 % GD 70							
																	RCNLD		\$567,100							