

Key: 5668

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.395

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|--|--|--|--------------------------------|----|----------|----------|-----------------|----|------------|--------------|--|
| CHASE SEAN & CHROSTOWSKI NICOLE 417 HATHERLY RD SCITUATE, MA 02066 | | | | 21-2-4-1 | | | | 417 HATHERLY RD | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | CHASE SEAN & COLLINS EDWARD | | | | 06/03/2019 | QS | 440,000 | 51187-270 | |
| HENDERSON ELIZABETH M TRU | | | | 02/23/2000 | QS | 225,000 | 18295-36 | | | | | |
| | | | | 07/29/1980 | XX | 4856-233 | | | | | | |

| 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 | % |
| 88-127 | 04/01/1988 | 3 | ALTERATIONS | | | | 100 | 100 |

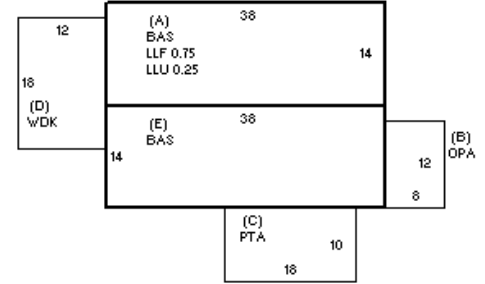
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|---------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 10,211 | NS 1.00 | 100 | 1.00 | 100 | 1.00 | 374,000 | 3.51 | 100 | 1.00 | R02 0.85 | 307,360 |

| TOTAL | 10,211 SF | ZONING | | FRNT | 98 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | NO. SCITUATE | NOTE | | | LAND | 307,400 | 295,900 | |
| Inf1 | FACTOR 100 | | BUILDING | 239,600 | 216,200 | | | |
| Inf2 | PHY 100 | | DETACHED | 6,700 | 6,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 553,700 | 518,500 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| DGF | A | 1.00 | 60 0.40 | 1982 | 308 | 54.18 | 6,700 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/15/2015 | SJ |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/15/2015 | EST |
| STYLE | 3 | 1.00 | SPLIT LEVEL [100%] | REVIEW | 9/1/2020 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

MLS

G

| YEAR BLT | 1966 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 323,832 |
|--------------|-------|------------|-----------------|------------|---------------|----------------|-------|------|------------|-----------|-----------------|------------|--------|-----------|---------|----------------|------------|
| NET AREA | 1,463 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 133 | | 62.49 | 8,311 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$221 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | LLF | L | LOWER LEVEL FIN | 399 | 1966 | 148.46 | 59,234 | EXTERIOR | A |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 96 | 51.50 | 4,944 | INTERIOR | G |
| STORIES | 1 | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | PTA | N | PATIO | 180 | 14.90 | 2,682 | 8,294 | KITCHEN | G | |
| ROOMS | 6 | 1.00 | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | WDK | N | WOOD DECK | 216 | 38.40 | 8,294 | BATHS | A | | |
| BEDROOMS | 3 | 1.00 | INT FINISH | 1 | PLASTER | 1.00 | + | BAS | L | BASE AREA | 1,064 | 1966 | 215.23 | 229,006 | HEAT | A | |
| BATHROOMS | 1 | 1.00 | HEATING/COOLING | 2 | HOT WATER | 1.02 | F11 | O | FPL 1S 1OP | 1 | 7,281.00 | 7,281 | ELECT | U | | | |
| # 1/2 BATHS | 1 | 1.00 | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | |
| TOT FIXTURES | 5 | \$4,080 | | | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1984 / 38 |
| | | | | | | | | | | | | | | | | COND | 26 26 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 26 % GD 74 |
| | | | | | | | | | | | | | | | | RCNLD | \$239,600 |