

Key: 6814

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.511

LEGAL

LAND

DETACHED

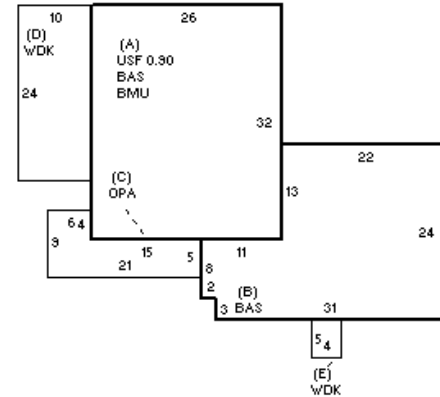
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
TEDESCHI SEAN & MANN AUDRYANNA 45 HAWLEY RD SCITUATE, MA 02066				34-25-7-0				45 HAWLEY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TEDESCHI SEAN & MANN AUDR				07/31/2019	QS	615,000	(128901)					
BOSSI ADAM P & JOELLE C				08/01/2017	QS	550,000	(125544)					
HERNAN THOMAS G ETAL				01/04/1989	O	118,000	(78083)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	OS 1.00	100	1.00	440,000	4.42	100	1.00	R03	1.00	357,040

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	%
16-619	10/14/2016	6	CYCL GROWTH		04/26/2018	JD	100	100
		3	ALTERATIONS	23,800	07/13/2017	SJ	100	100
99-567	11/15/1999	6	CYCL GROWTH		07/28/2004	SJ	100	100
91-558	10/24/1991	2	ADDITIONS				100	100
		3	ALTERATIONS				100	100

TOTAL	8,015 SF	ZONING	OCEANSIDE	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	C/W 6	LAND		357,000	324,600	
Inf1	FACTOR 100		BUILDING		450,600	418,300		
Inf2	PHY 100		DETACHED		3,600	3,400		
			OTHER		0	0		
<b>TOTAL</b>						<b>811,200</b>	<b>746,300</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	1991	200	12.29	2,000
PTD	A	1.00	20 0.80 22X11		242	8.28	1,600



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/26/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/2/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	mls
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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	563,299				
NET AREA	2,224	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		54.88	45,658	CONDITION ELEM	CD				
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	749	1953	203.73	152,594	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,475	1953	224.03	330,442	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	129		56.65	7,308	KITCHEN	V				
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	260		42.24	10,982	BATHS	V				
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT	A					
				HEATING/COOLING	9	WARM/COOL AIR	1.03	GEN	O	GENERATOR	1		0.00		ELECT	U					
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2002 / 20		
																		COND	18 18%		
																		FUNC	0		
																		ECON	0		
																		DEPR	20	% GD	80
																		RCNLD	\$450,600		