

Key: 694

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 633

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HODGKINS DANIEL M & SUSAN MACPHETRES 393 COUNTRY WAY SCITUATE, MA 02066				37-4-1-0				393 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HODGKINS DANIEL M & HOLDSWORTH ROBERT & ANNE				08/15/2017	H	350,000	48796-318				
CORBETT FRANCIS J AND EIL				01/01/1974	QS	3860-83					
				01/01/1950	XX	2059-49					

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 %
19-145	03/07/2019	3	ALTERATIONS	24,900	07/30/2019	JD	100 100
96-238	06/01/1996	3	ALTERATIONS				100 100
91-170	05/01/1991	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,347	SC 1.00	100	1.00	396,000	1.14	100	1.00	R02	0.90	357,270

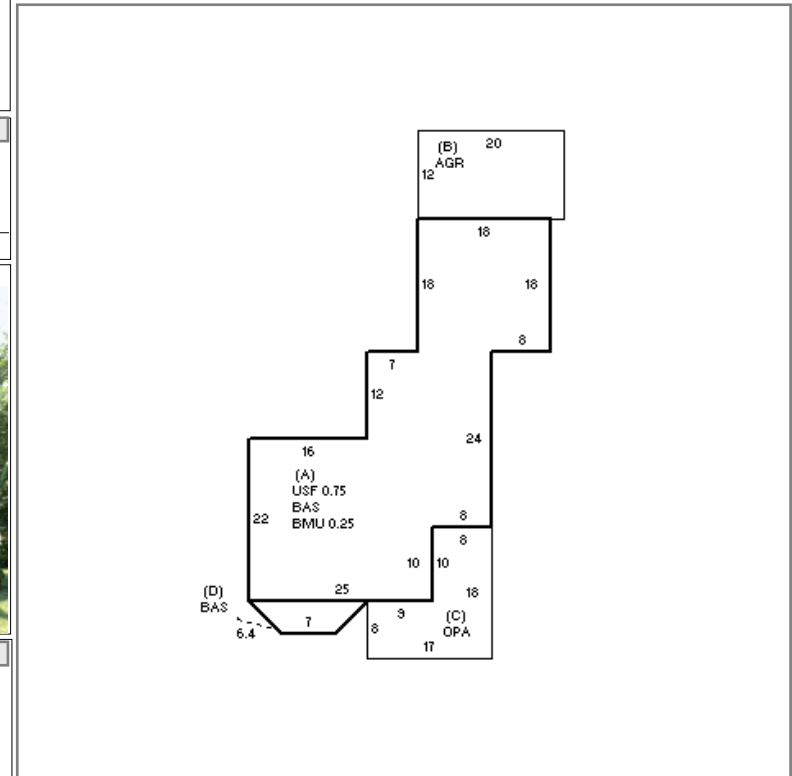
TOTAL	34,325 SF	ZONING	FRNT	435	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	IN M32. . . .		LAND	357,300	342,800
Infl1	FACTOR 100		BUILDING	342,000	304,200		
Infl2	PHY 100		DETACHED	900	900		
			OTHER	0	0		
			TOTAL	700,200	647,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90 50 0.50	SHED 16 X 10	1990	160	11.60	900



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/30/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/30/2019	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1885	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	551,605		
NET AREA	2,107	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	294		63.15	18,566	CONDITION ELEM	CD		
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	881	1885	222.20	195,762	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	240		56.05	13,452	INTERIOR	A		
				ROOF COVER	9	OTHER	1.00	C	OPA	N	OPEN PORCH	216		51.50	11,124	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,226	1885	244.34	299,566	BATHS	A		
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	A		
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	A		
				FUEL SOURCE	1	OIL	1.00									ELECT	A		
																		EFF.YR/AGE	1967 / 55
																		COND	38 38 %
																		FUNC	0
																		ECON	0
																		DEPR	38 % GD 62
																		RCNLD	\$342,000