

Key: 7908

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.586

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KESHAV LLC 222 HATHERLY RD SCITUATE, MA 02066				28-16-24-0				222 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KESHAV LLC				05/02/2013	QS	327,000	(118925)				
ARCANTI DOROTHY D &				08/10/2011	F	1	(116390)				
ARCANTI DOROTHY D				03/15/1996	F	1	(89323)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3250	100	SMALL RETAIL				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	8,690	C03 1.00	100	1.00	100	1.00	301,425	2.94	100	1.00	C03 0.75	176,620

TOTAL	8,668 SF	ZONING		FRNT	288	ASSESSED	CURRENT	PREVIOUS
Ngh	3	NOTE	LAND	176,600	169,000			
Infl1	FACTOR 100		BUILDING	259,600	248,100			
Infl2	PHY 100		DETACHED	4,100	3,800			
			OTHER	0	0			
TOTAL				440,300	420,900			

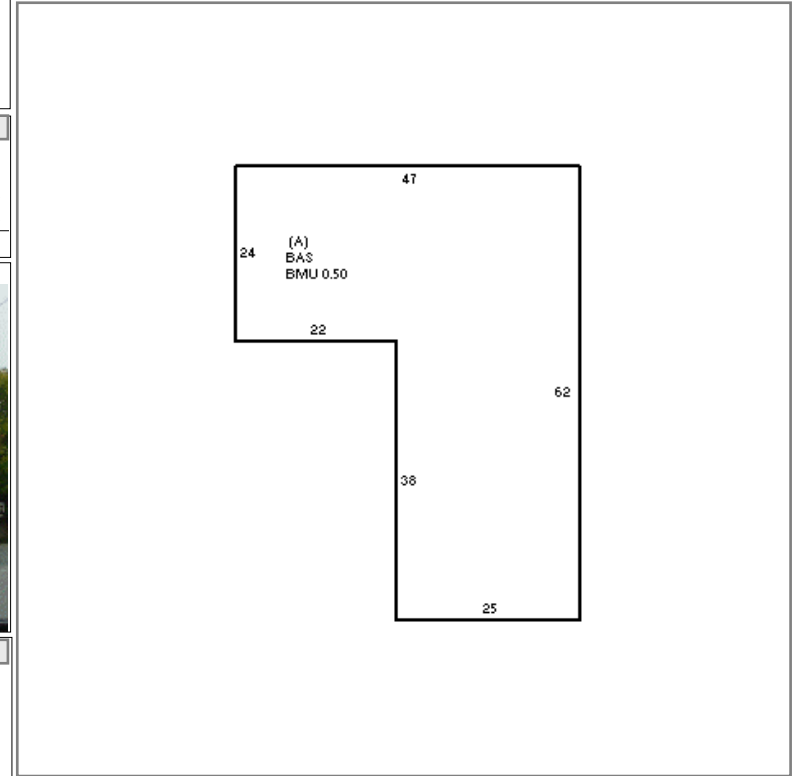
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	40 0.60	50X40	2,000	3.40	4,100



BLDG COMMENTS

DAD'S PLACE

BUILDING	CD	ADJ	DESC	MEASURE	2/12/2020	JD
MODEL	5		CIM-5	LIST	2/12/2020	JD
STYLE	31	0.81	STORE [100%]	REVIEW	3/16/2011	DF
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	2,078	DETAIL ADJ	0.800
\$NLA(RCN)	\$195	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPRINKLER	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,039		30.80	32,001
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	2,078	1940	179.82	373,675
ROOF SHAPE	1	GABLE	1.00								
ROOF COVER	1	ASPH/CMP SHIN	1.00								
FLOOR COVER	5	VINYL	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	9	WARM/COOL AIR	1.00								
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	405.676
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$259,600