

Key: 8054

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.751

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SCITUATE TOWN OF HATHERLY SCHOOL 600 C J CUSHING HWY SCITUATE, MA 02066				27-6-A-0				72 ANN VINAL RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				SCITUATE TOWN OF				10/09/1961	E		2886-459
SCITUATE TOWN OF					07/11/1961	E	8,050	2865-44			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9340	100	IMP. EDUCATION				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		01/08/2004	PJB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	130,680	C03	1.00	100	1.00	100	1.00	301,425	1.00	100	0.75	904,280
203	A	6,000	C03	1.00	100	1.00	100	1.00	150,750	1.00	100	0.75	904,500
303	A	9,750	C03	1.00	100	1.00	100	1.00	14,850	1.00	100	0.75	144,790

TOTAL	18.750 Acres	ZONING	FRNT	340	ASSESSED	CURRENT	PREVIOUS
Ngh	3	NOTE	LAND	1,953,600	1,868,000		
Inf1	FACTOR 100		BUILDING	11,018,400	10,520,600		
Inf2	PHY 100		DETACHED	107,500	101,000		
			OTHER	0	0		
			TOTAL	13,079,500	12,489,600		

DETACHED

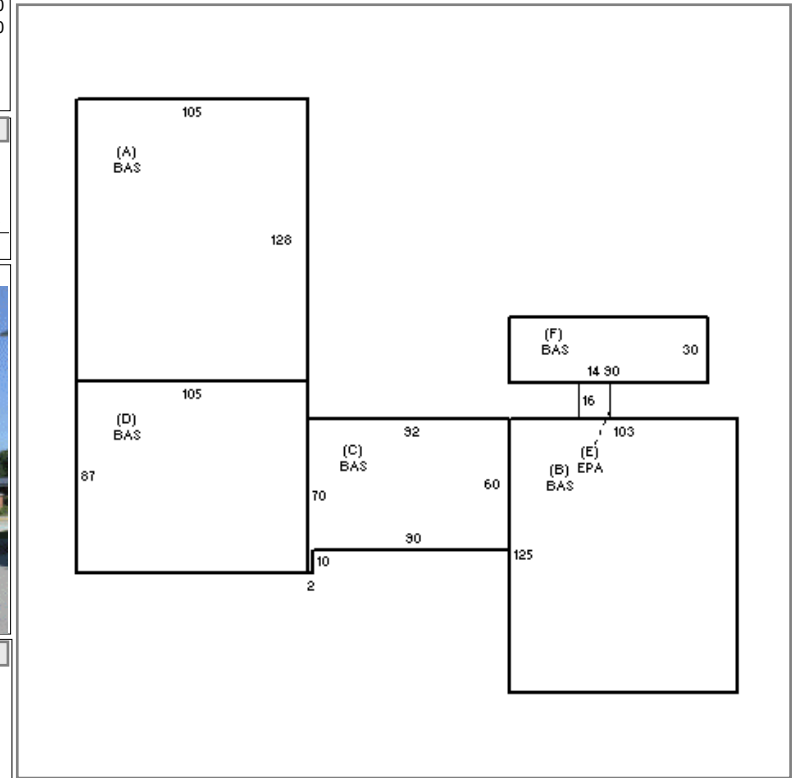
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		60,000	3.40	102,000
S/V	A	1.00	SV 1.00	YARD LIGHTS	5,000	1.10	5,500



BLDG COMMENTS
HATHERLY SCHOOL

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	5		CIM-5		
STYLE	96	1.40	SCHOOLS [100%]	LIST	
QUALITY	E	1.50	EXCELLENT [100%]	REVIEW	3/24/2011
FRAME	2	1.00	MASONRY [63%]		DF



INDING

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	43,690	DETAIL ADJ	1.540
\$NLA(RCN)	\$297	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPRINKLER	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	11	MEMBRANE	1.02
FLOOR COVER	4	TILE	0.98
INT. FINISH	1	PLASTER	1.04
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	13,440	1963	296.41	3,983,812
+	BAS	L	BASE AREA	22,010	1963	296.41	6,524,085
C	BAS	L	BASE AREA	5,540	1963	296.41	1,642,137
E	EPA	N	ENCL PORCH	224		55.50	12,432
F	BAS	L	BASE AREA	2,700	1963	296.41	800,319

TOTAL RCN	12,962,785
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	V
EFF. YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$11,018,400