**Key: 952**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 886

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| HALE ALLEN E &<br>ANN M LATTINVILLE<br>43 WHITTIER DR<br>SCITUATE, MA 02066 | 26-1-46-0 | 43 WHITTIER DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HALE ALLEN E & | 07/06/2016 | QS | 470,620 | 47148-228 |
| CLIFFORD PATRICIA M TR & | 06/01/2016 | F | 100 | 47000-72 |
| CLIFFORD JR JAMES ,CATHER | 06/01/2016 | F | 1 | 47000-64 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 21,698 | SC 1.00 | 100 1.00 | 100 1.00 | 396,000 | 1.73 | 100 1.00 | R03 0.90 | | | 342,160 |

| TOTAL | 21,698 SF | ZONING | | FRNT | 128 |
|---|---|---|---|---|---|
| Ngh | SCITUATE | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 342,200 | 328,300 |
| BUILDING | 355,700 | 316,400 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **697,900** | **644,700** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 10/02/2003

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 8/3/2010 | PL |
| LIST | 8/3/2010 | EST |
| REVIEW | 3/10/2011 | KT |

| | | | |
|---|---|---|---|
| YEAR BLT | 1960 | SIZE ADJ | 1.000 |
| NET AREA | 1,852 | DETAIL ADJ | 0.867 |
| $NLA(RCN) | $260 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | $4,578 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,852 | | 45.06 | 83,450 |
| A | BAS | L | BASE AREA | 1,852 | 1960 | 195.01 | 361,156 |
| B | AGR | N | ATT GARAGE | 480 | | 49.00 | 23,518 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,009.10 | 8,009 |

| TOTAL RCN | 480,712 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1985 / 37 | |
|---|---|---|
| COND | 26 | 26 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 | % GD 74 |
| RCNLD | | $355,700 |