

Key: 9544

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.173

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SOUTHER KENNETH & PAULINE 42 MOUNT HOPE LANE SCITUATE, MA 02066				17-2-13-A				42 MOUNT HOPE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SOUTHER KENNETH & PAULINE				12/02/1988	QS	125,000	8862-40				

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	%	

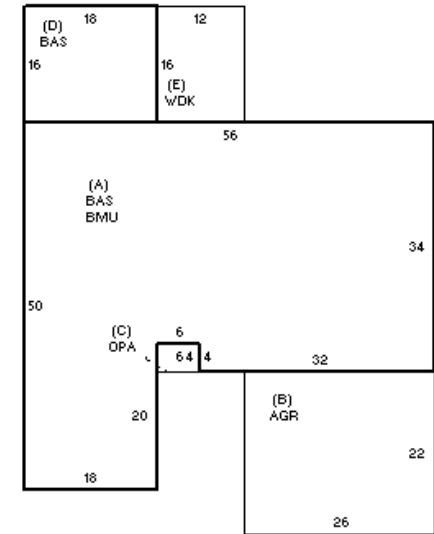
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.562	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	11,130

TOTAL	1.480 Acres	ZONING		FRNT	70	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE				LAND	415,200	378,000
Infl1	FACTOR 100					BUILDING	481,000	427,700
Infl2	PHY 100					DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>896,200</b>	<b>805,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/12/2003



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/1/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]	FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.		
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	608,884
NET AREA	2,456	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,168		43.90	95,180		
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	AGR	N	ATT GARAGE	572		47.01	26,887		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	24	56.65	1,360		
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,456	1989	189.20	464,671		
ROOMS	5	1.00		FLOOR COVER	13	COMB	1.00	E	WDK	N	WOOD DECK	192		42.24	8,110		
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009		
BATHROOMS	2	1.00		HEATING/COOLING	11	HW/COOL AIR	1.04										
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	6	\$4,667															
# UNITS	1	1.00															
																EFF.YR/AGE	2000 / 22
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$481,000