

Key: 967

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 901

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MAESCHER CHRISTOPHER & AMY H 39 HUGHEY ROAD SCITUATE, MA 02066				48-2-7-0				39 HUGHEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAESCHER CHRISTOPHER & AM				05/30/2001	QS	315,000	(99315)				
CUNEO MICHAEL L & ANNE C				05/25/1990	QS	170,500	80152-				

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	%
11-482	08/08/2011	2	ADDITIONS	52,100	08/09/2012	SJ	100	100
07-611	10/01/2007	3	ALTERATIONS	150,000	06/11/2008	SJ	100	100

LAND

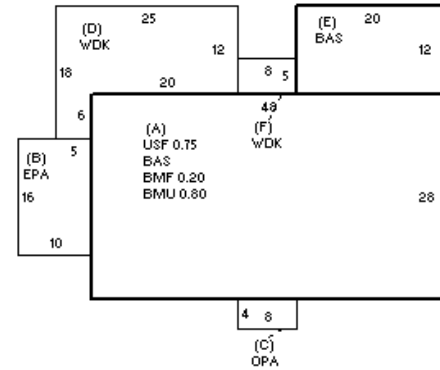
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC 1.00	100	1.00	396,000	1.87	100	1.00	R04	0.90	339,960

DETACHED

TOTAL	20,000 SF	ZONING	IN M49...	FRNT	192	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND		340,000	326,200	
Inf1	FACTOR 100			BUILDING		511,400	455,000	
Inf2	PHY 100			DETACHED		100	100	
				OTHER		0	0	
				<b>TOTAL</b>		<b>851,500</b>	<b>781,300</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		100	1.10	100

PHOTO 11/17/2008



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2011	SJ
MODEL	1		RESIDENTIAL	LIST	8/8/2011	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY12 FR-CONV TO CAPE/ G TO AVE

G

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	664,212		
NET AREA	2,592	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,075		43.70	46,977	CONDITION ELEM	CD		
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	269		61.35	16,502	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,008	1960	200.88	202,490	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	160		90.20	14,432	KITCHEN			
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	32		51.50	1,648	BATHS			
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	370		38.40	14,208	HEAT			
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	BAS	L	BASE AREA	1,584	1960	220.90	349,903	ELECT			
				FUEL SOURCE	99	N/A	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491				
												F21	O	FPL 2S 1OP	1	8,239.00	8,239		
								CAPACITY		UNITS	ADJ								
				STORIES		1.75	1.00												
				ROOMS		6	1.00												
				BEDROOMS		3	1.00												
				BATHROOMS		2	1.00												
				# 1/2 BATHS		1	1.00												
				TOT FIXTURES		8	\$7,322												
				# UNITS		1	1.00												
																EFF.YR/AGE	1995 / 27		
																COND	23 23 %		
																FUNC	0		
																ECON	0		
																DEPR	23	% GD	77
																RCNLD	\$511,400		