

Key: 978

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 912

LEGAL

LAND

DETACHED

BUILDING

INDING

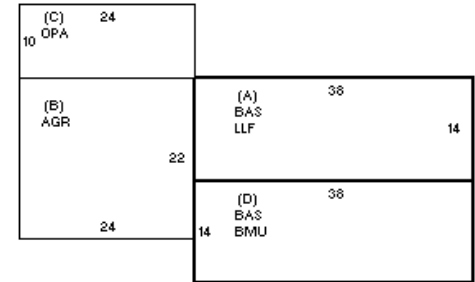
CURRENT OWNER				PARCEL ID				LOCATION			
BOWMAN STEPHANIE 44 HUGHEY RD SCITUATE, MA 02066				48-2-17-0				44 HUGHEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOWMAN STEPHANIE				10/31/2018	QS	475,000	(127685)				
RINGLER THEODORE A III &				07/18/2011	H	340,000	(116280)				
TALBOT EILEEN M				11/05/1992	F	1	(83809)				

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	%
13-782	11/22/2013	3	ALTERATIONS	13,700	09/24/2014	RJM	100	100
92-851	12/01/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,699	SC 1.00	100	1.00	100	1.00		R04	0.90		355,380

TOTAL	32,699 SF	ZONING	FRNT	358	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	355,400	341,000
Inf1	FACTOR 100		BUILDING	282,900	251,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	638,300	592,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/19/2019	JD
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	9/26/2014	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	1,596	DETAIL ADJ	1.030
\$NLA(RCN)	\$243	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,472	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	532	1963	149.91	79,753
+	BAS	L	BASE AREA	1,064	1963	217.34	231,251
B	AGR	N	ATT GARAGE	528		43.53	22,982
C	OPA	N	OPEN PORCH	240		51.50	12,360
D	BMU	N	BSMT UNFINISHED	532		59.02	31,401
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	387,500	
CONDITION ELEM	CD	
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		A
ELECT		A
EFF.YR/AGE	1980 / 42	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD	\$282,900	