Key: 979

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 913

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GAUGHAN GEOFFREY C & BEVERLY A **40 HUGHEY ROAD** **SCITUATE, MA 02066**	**48-2-18-0**	**40 HUGHEY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GAUGHAN GEOFFREY C & BEVE	03/03/1998	QS	210,000	(92923)
SAVOIE BARBARA & COSTA EU	11/30/1899	XX		73456-0

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	%
07-271	05/22/2007	3	ALTERATIONS	60,000	07/24/2007	SJ	100	100
07-721	05/22/2007	3	ALTERATIONS	60,000	07/23/2008	SJ	100	100
05-430	07/21/2005	2	ADDITIONS	38,500	08/09/2006	SJ	100	100
		6	CYCL GROWTH		02/17/2004	PJB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,785	SC 1.00	100 1.00	100 1.00	396,000	1.00	100 1.00	R04 0.90			363,310

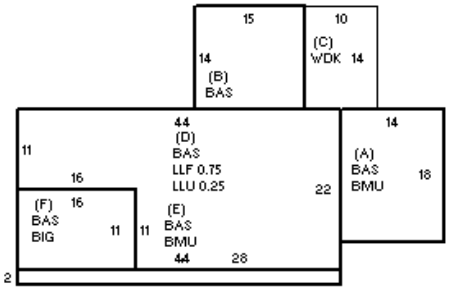
TOTAL	39,770 SF	ZONING		FRNT	75
Ngh	SCITUATE	NOTE	IN M49. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	363,300	348,600
BUILDING	331,200	294,700
DETACHED	32,800	30,800
OTHER	0	0
TOTAL	**727,300**	**674,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	GUNITE/STEEL	1986	9,000	1.10	9,900
FBN	+ 1.10	10 0.90	30 X 30	2007	900	28.26	22,900

PHOTO 09/29/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/22/2009	PL
LIST		
REVIEW	3/10/2011	KT

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	2,112	DETAIL ADJ	1.020
$NLA(RCN)	$212	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,080
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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
+	BMU	N	BSMT UNFINISHED	340		63.15	21,471
+	BAS	L	BASE AREA	1,518	1959	200.39	304,199
C	WDK	N	WOOD DECK	140		38.40	5,376
D	LLU	N	LOWER LEVEL UNF	198		58.18	11,519
D	LLF	L	LOWER LEVEL FIN	594	1959	138.22	82,104
F	BIG	N	BUILT-IN GARAGE	176		65.68	11,559
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	447,589
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	$331,200