

Key: 980

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 914

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CURRENT OWNER				PARCEL ID				LOCATION				
GAZIANO FRANK M & MARY ELLEN				48-2-19-0				36 HUGHEY RD				
36 HUGHEY ROAD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				GAZIANO FRANK M & MARY EL				07/16/1993	QS	175,000	(84927)	
				MORRISSEY ROBERT				04/02/1993	QS	97,000	(L00084408)	
				BAY LOAN & INVESTMENT BAN				02/04/1993	QS	116,000	(C00084203)	

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 %
98-215	05/20/1998	3	ALTERATIONS				100 100

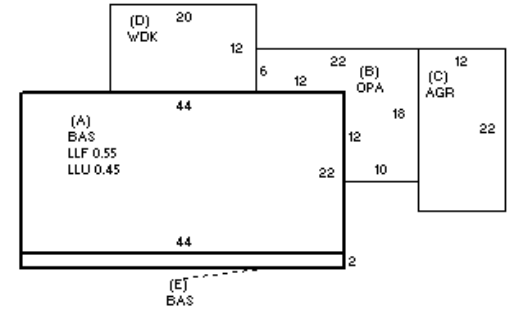
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,408	SC	1.00	100 1.00	396,000	1.68	100 1.00	R04	0.90		343,070

TOTAL	22,408 SF	ZONING	IN M49...	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	IN M49...	LAND		343,100	329,200	
Inf1	FACTOR 100			BUILDING		251,200	226,600	
Inf2	PHY 100			DETACHED		9,700	8,800	
				OTHER		0	0	
				TOTAL		604,000	564,600	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 VINYL STEEL	1974	8,000	1.10	8,800
S/V	A	1.00	SV 1.00 CABANA		800	1.10	900



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BUILDING	CD	ADJ	DESC	MEASURE	7/22/2009	PL
MODEL	1		RESIDENTIAL	LIST REVIEW	3/10/2011	KT
STYLE	2	1.00	RAISED RANCH [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	364,009	
NET AREA	1,588	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	436		59.55	25,965			
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	532	1959	141.48	75,270			
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	252	51.50	12,978			
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	264	53.94	14,239					
ROOMS	8	1.00	FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	240	38.40	9,216					
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,056	1959	205.13	216,612				
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1	7,281.00	7,281						
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00												
TOT FIXTURES	3	\$2,448																
# UNITS	1	1.00																
																EFF.YR/AGE	1972 / 50	
																COND	31 31 %	
																FUNC	0	
																ECON	0	
																DEPR	31 % GD 69	
																RCNLD	\$251,200	