Key: 1111

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.060

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOLROYD CAITLIN A & NICHOLAS A 65 PIN OAK DR SCITUATE, MA 02066	48-2-51-V	65 PIN OAK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOLROYD CAITLIN A & NICHO	09/29/2020	QS	735,000	(130848)
TOBIN PAIGE L	10/02/2019	F		(96073)
TOBIN MATTHEW R & PAIGE L	08/27/1999	QS	245,000	(96073)

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	%
		7	OTHERS		10/03/2020	JD	100	100
		2	ADDITIONS		02/18/2004	PJB	100	100
02-159	03/25/2002	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,146	SC 1.00	100 1.00	100 1.00	396,000	1.86	100 1.00	R04 0.90			340,160

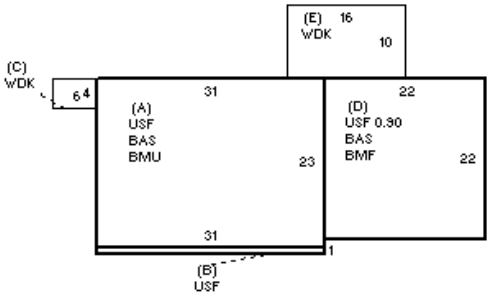
TOTAL	20,146 SF	ZONING		FRNT	216
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,200	326,400
BUILDING	450,000	422,300
DETACHED	3,400	3,300
OTHER	0	0
TOTAL	**793,600**	**752,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	16X10		160	12.89	1,400
SHF	A 1.00	30 0.70	10X8		80	15.97	900
PTD	A 1.00	30 0.70	14X12		168	9.14	1,100

PHOTO 08/10/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/10/2021	JD
LIST	8/10/2021	EST
REVIEW	10/4/2020	JD

BLDG COMMENTS

MLS

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	2,377	DETAIL ADJ	1.030
$NLA(RCN)	$231	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$6,592
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	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	BMU	N	BSMT UNFINISHED	713		44.92	32,028
A	BAS	L	BASE AREA	713	1964	201.49	143,663
+	USF	L	UPPER STORY FIN	744	1964	183.23	136,326
+	WDK	N	WOOD DECK	184		38.40	7,066
D	BMF	N	BSMT FINISH-SEP	484		63.06	30,521
D	BAS	L	BASE AREA	484	2004	201.49	97,522
D	USF	L	UPPER STORY FIN	436	2004	183.23	79,890
	F21	O	FPL 2S 1OP	1		8,239.00	8,239
	GFP	O	GAS FIREPLACE	1		5,556.00	5,556
	ODS	O	OUT DOOR SHOWER	1		1,382.00	1,382

TOTAL RCN	548,785

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2004 / 18	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$450,000