Key: 1401

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,349

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALZAIBAK FOUAD 39 HOLLETT ST SCITUATE, MA 02066	14-2-50-0	39 HOLLETT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALZAIBAK FOUAD	06/19/2013	H	335,000	43226-298
LOVEJOY RALPH F TR	07/13/2009	F	-100	37477-342
LOVEJOY RALPH F	12/10/2004	F	-100	29639-332

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

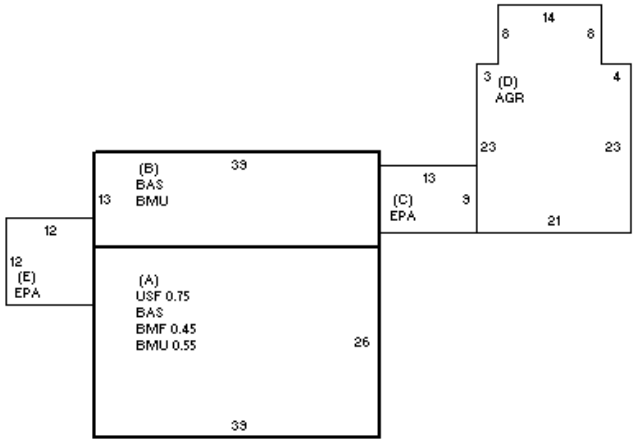
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS09-6		5	SPLIT/SUB/LA		12/04/2008	ER	100	100
95-646	10/30/1995	3	ALTERATIONS				100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,701	NS 1.00	100 1.00	100 1.00	374,000	1.30	100 1.00	R02 0.85			332,380

TOTAL	29,701 SF	ZONING		FRNT	460
Ngh	NO. SCITUATE	NOTE	.		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	332,400	319,900
BUILDING	274,400	255,200
DETACHED	0	0
OTHER	0	0
TOTAL	**606,800**	**575,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/31/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/3/2011	PL
LIST	1/3/2011	EST
REVIEW	3/18/2011	KT

BLDG COMMENTS

FY12 FR- GOOD TO AVG

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	2,282	DETAIL ADJ	1.122
$NLA(RCN)	$273	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,386
# 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	1,065		42.52	45,285
A	BMF	N	BSMT FINISH-SEP	456		59.69	27,219
+	BAS	L	BASE AREA	1,521	1948	220.91	336,000
A	USF	L	UPPER STORY FIN	761	1948	200.89	152,879
+	EPA	N	ENCLOSED PORCH	261		90.20	23,542
D	AGR	N	ATT GARAGE	595		42.34	25,190
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	623,740
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$274,400