

Key: 1409

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.357

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROSATA ROBERT J & MCDONOUGH JODY B				14-2-51-0				45 HOLLETT ST			
45 HOLLETT STREET NORTH SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				ROSATA ROBERT J & DENHAM CHARLES R & RYAN K				10/01/1997	QS	289,000	15525-222
				MORRIS WILLIAM K & ADELE				03/20/1990	QS	220,000	9655-139
								10/24/1986	QS	310,000	7218-212

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 %
08-331	07/23/2008	2	ADDITIONS	107,000	06/18/2009	SJ	100 100

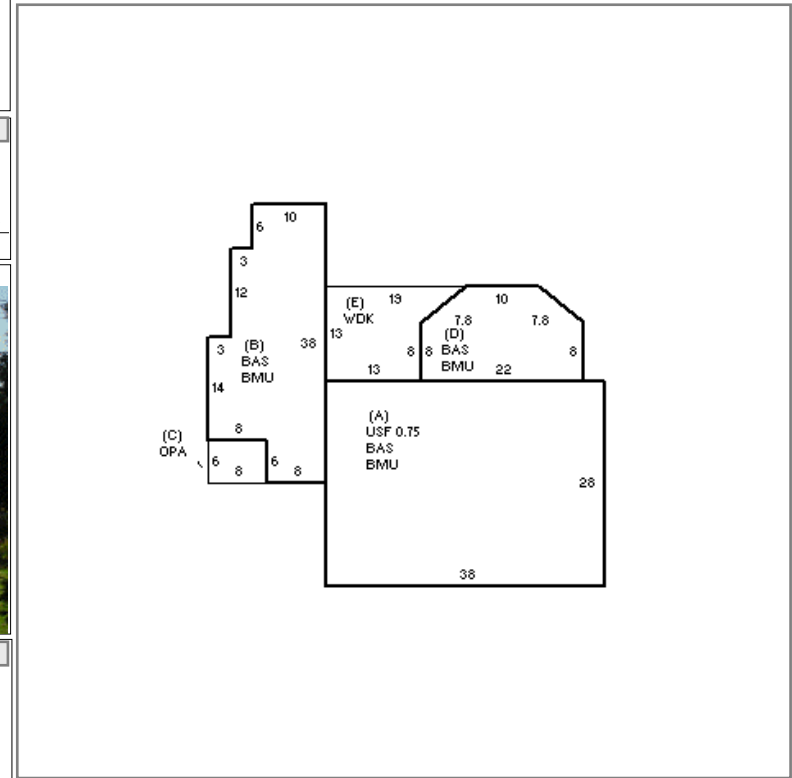
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,680	NS 1.00	100	1.00	374,000	1.60	100	1.00	R02 0.85		325,520

TOTAL	23,680 SF	ZONING	FRNT	405	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE IN M13. . . .			LAND	325,500	313,300
Inf1	FACTOR 100		BUILDING	536,800	477,700		
Inf2	PHY 100		DETACHED	14,300	13,700		
			OTHER	0	0		
					<b>TOTAL</b>	<b>876,600</b>	<b>804,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/31/2003
DGF	A	1.00	40 0.60 GARAGE	1950	528	45.29	14,300		

BUILDING	CD	ADJ	DESC	MEASURE	6/18/2009	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/18/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	725,404
NET AREA	2,606	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,808		45.24	81,803		
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,064	1940	242.72	258,257		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	798	1940	220.73	176,143		
				ROOF COVER	5	SLATE	1.00	+	BAS	L	BASE AREA	744	2008	242.72	180,586		
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	48		56.65	2,719		
				INT FINISH	99	N/A	1.00	E	WDK	N	WOOD DECK	184		42.24	7,773		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O		FPL 2S 1OP	1		9,062.90	9,063		
				FUEL SOURCE	99	N/A	1.00										



BLDG COMMENTS	FY12 FR- VG TO PLUS

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	\$536,800