

Key: 1410

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.358

LEGAL

LAND

DETACHED

BUILDING

INDING

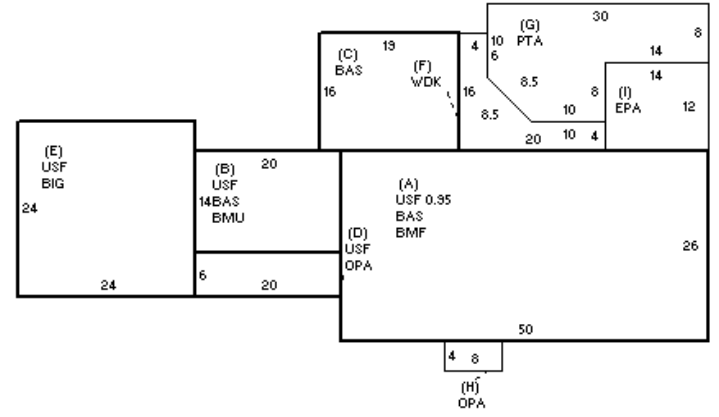
CURRENT OWNER				PARCEL ID				LOCATION			
TREVASKIS JAMES & ERIKA 51 HOLLETT ST SCITUATE, MA 02066				14-2-52-0				51 HOLLETT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TREVASKIS JAMES & ERIKA				09/02/2022	QS	2,250,000	57200-184				
CRONE GREGORY				06/28/2019	QS	995,000	51311-156				
BOYNTON JAMES A & MELISSA				03/29/2005	D	531,000	30238-117				

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	%
10-149		7	OTHERS		09/27/2022	JD	100	100
07-120	04/26/2010	7	OTHERS	30,000	02/25/2020	JD	100	100
08-011	01/02/2008	3	ALTERATIONS	47,500	06/22/2010	SJ	100	100
		3	ALTERATIONS		05/21/2008	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.082	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	1,380

TOTAL	43,560 SF	ZONING	FRNT	123	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE IN M13.			LAND	344,800	332,000
Inf1	FACTOR 100		BUILDING	1,501,200	1,120,500		
Inf2	PHY 100		DETACHED	54,700	51,900		
			OTHER	0	0		
					TOTAL	1,900,700	1,504,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBL	V	1.50	10 0.90	22 X 26	2007	572	63.18
SHF	A	1.00	30 0.70	10X12		120	13.93
IPV	V	1.50	30 0.70	16 X 36	2010	576	50.33
SHF	A	1.00	20 0.80	6X8		48	17.03



BUILDING	CD	ADJ	DESC	MEASURE	2/25/2020	JD
MODEL	1		RESIDENTIAL	LIST	2/25/2020	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	7/11/2023	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	4,095	DETAIL ADJ	1.390
\$NLA(RCN)	\$407	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	12	\$18,682	
# 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	2	DRYWALL	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	BMF	N	BSMT FINISH-SEP	1,300		82.99	107,884
+	BAS	L	BASE AREA	1,580	1949	355.25	561,291
+	USF	L	UPPER STORY FIN	1,635	1949	323.06	528,203
B	BMU	N	BSMT UNFINISHED	280		59.12	16,552
C	BAS	L	BASE AREA	304	2005	355.25	107,996
+	OPA	N	OPEN PORCH	152		72.10	10,959
E	BIG	N	BUILT-IN GARAGE	576		82.99	47,800
E	USF	L	UPPER STORY FIN	576	2005	323.06	186,082
F	WDK	N	WOOD DECK	146		53.76	7,848
G	PTA	N	PATIO	350		20.86	7,301
I	EPA	N	ENCLOSED PORCH	168		126.28	21,216
F11	O	FPL 1S 1OP		1		10,193.40	10,193
F21	O	FPL 2S 1OP		1		11,534.60	11,535
FPL	O	FIREPLACE		2		10,937.50	21,875
ODS	O	OUT DOOR SHOWER		1		2,611.00	2,611

TOTAL RCN	1,668,029
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$1,501,200