

Key: 1413

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.360

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| MAHONEY JOHN JR & MARIANNE 58 HOLLETT STREET NORTH SCITUATE, MA 02066 | | | | 13-1-1-0 | | | | 58 HOLLETT ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MAHONEY JOHN JR & MARIANN | | | | 12/11/1987 | QS | 244,000 | 8179-74 | | | | |
| HOTAREK BRIAN W AND CHRIS | | | | 01/01/1974 | XX | | 3859-1 | | | | |
| SHELSEY DAVID J & KATHERIN | | | | 01/01/1972 | XX | | 3693-314 | | | | |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 28,118 | NS | 1.00 | 100 | 1.00 | 100 | 1.00 | R02 | 0.85 | | 330,620 |

| TOTAL | 28,140 SF | ZONING | | FRNT | 105 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|--|------|-----|--------------|----------------|----------------|
| Ngh | NO. SCITUATE | NOTE | | | | LAND | 330,600 | 318,200 |
| Inf1 | FACTOR 100 | | | | | BUILDING | 213,300 | 198,400 |
| Inf2 | PHY 100 | | | | | DETACHED | 4,300 | 4,100 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 548,200 | 520,700 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| DGF | A | 1.00 60 0.40 | GARAGE | | 198 | 54.75 | 4,300 |



| BLDG COMMENTS | |
|---------------|--|
|---------------|--|

| BUILDING | CD | ADJ | DESC | MEASURE | 8/10/2010 | PL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/10/2010 | EST |
| 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 | 1920 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,736 | DETAIL ADJ | 1.100 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 850 | | 54.46 | 46,291 |
| \$NLA(RCN) | \$279 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 638 | 1920 | 228.01 | 145,473 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,098 | 1920 | 250.73 | 275,304 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | PTA | N | PATIO | 175 | | 16.39 | 2,869 |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | E | OPA | N | OPEN PORCH | 18 | | 56.65 | 1,020 |
| | | | | INT FINISH | 99 | N/A | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,083 |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | |

| | |
|----------------|------------|
| TOTAL RCN | 484,859 |
| 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 | \$213,300 |

| 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 | % |

