

Key: 1418

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.365

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
REARDON MATHEW & LINDSAY 46 HOLLETT ST SCITUATE, MA 02066				13-1-4-0				46 HOLLETT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REARDON MATHEW & LINDSAY				05/18/2022	QS	1,240,000	56819-257				
HORNE CHRISTOPHER S &				07/16/2002	QS	378,850	22438-164				
GOODELL JAMES H AND LINDA				06/27/1995	A	105,000	13653-207				

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	%
22-202		7	OTHERS		11/07/2022	JD	100	100
95-723	05/17/2022	5	SPLIT/SUB/LA		12/07/2022	JD	100	100
	12/15/1995	2	ADDITIONS				100	100
		2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,030	NS 1.00	100	1.00	100	1.00	374,000	1.87	100	1.00	R02 0.85	321,110

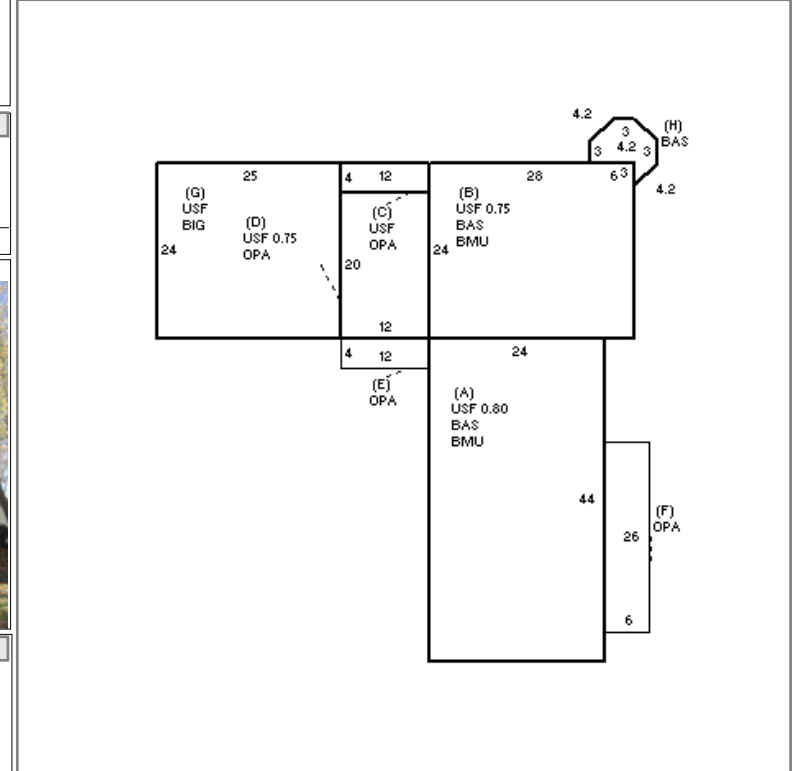
TOTAL	20,030 SF	ZONING	FRNT	162	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E ...parent parcel of 13-1-4-A	LAND	321,100	339,000		
Inf1	FACTOR 100		BUILDING	879,100	726,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		1,200,200	1,065,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/7/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/7/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/18/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,188,025
NET AREA	3,955	DETAIL ADJ	1.236	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,728		49.76	85,990		
\$NLA(RCN)	\$300	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,177	1910	247.08	537,898		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	492		61.80	30,406		
				ROOF COVER	1	ASPH SHINGLES	1.00	G	BIG	N	BUILT-IN GARAGE	600		62.66	37,597		
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,778	1910	271.70	483,083		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										



CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE 1984 / 38	
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$879,100