

Key: 1434

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.381

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BATES RALPH & PATRICIA 32 HOLLETT STREET SCITUATE, MA 02066				13-1-7-A				32 HOLLETT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BATES RALPH & PATRICIA				01/01/1974	QS		3860-646				
CAMPBELL JAMES DAVID AND				01/01/1972	XX		3711-9				
FORD ROBERT M & VIRGINIA				01/01/1962	XX		2860-270				

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	%
18-489	07/30/2018	3	ALTERATIONS	33,536	07/08/2019	JD	100	100

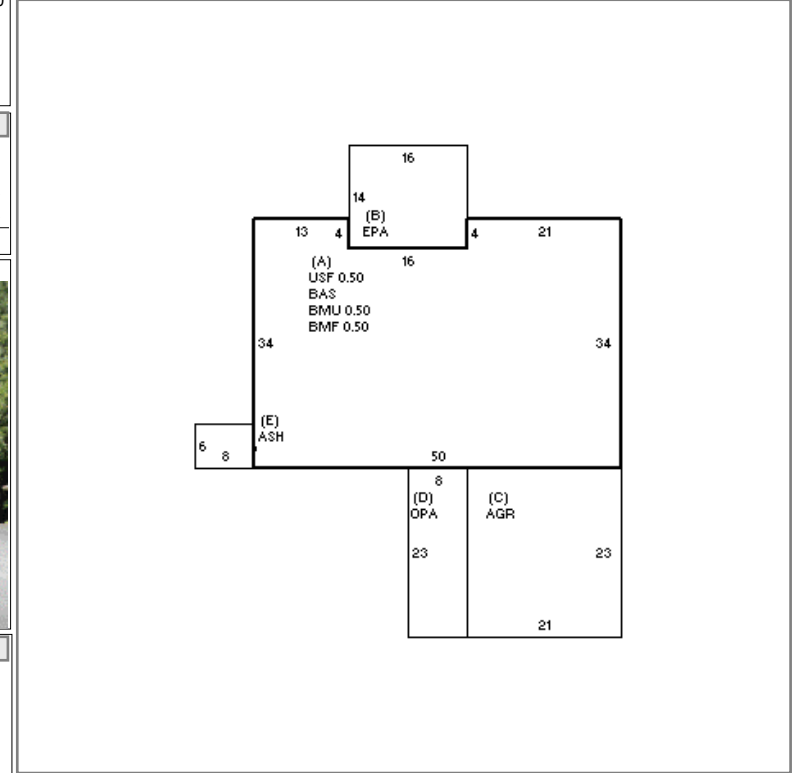
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	0.502	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	8,450

TOTAL	1.420 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	351,900	339,200		
Infl1	FACTOR 100		BUILDING	567,500	511,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	919,400	850,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/8/2019	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	3/18/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	727.603	
NET AREA	2,454	DETAIL ADJ	1.098	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	818		64.75	52,965	CONDITION ELEM	CD	
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	10	VERT BOARD	0.98	A	BMU	N	BSMT UNFINISHED	818		46.12	37,730	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,636	1974	235.00	384,460	INTERIOR	A
STORIES	1.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	818	1974	213.71	174,812	KITCHEN	A		
ROOMS	7	1.00	FLOOR COVER	24	COMB	1.00	B	EPA	N	ENCLOSED PORCH	224		99.22	22,226	BATHS	V		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	C	AGR	N	ATT GARAGE	483		48.95	23,641	HEAT	U		
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	D	OPA	N	OPEN PORCH	184		56.65	10,424	ELECT	A		
# 1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00	E	ASH	N	ATT SHED	48		24.59	1,180				
TOT FIXTURES	8	\$7,730						F22	O	FPL 2S ZOP	1		12,435.50	12,436				
# UNITS	1	1.00																
																EFF.YR/AGE	1997 / 25	
																COND	22 22 %	
																FUNC	0	
																ECON	0	
																DEPR	22 % GD 78	
																RCNLD	\$567,500	