

Key: 1441

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.388

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FINLAYSON JANE F TR 12 HOLLETT ST SCITUATE, MA 02066				13-1-11-0				12 HOLLETT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FINLAYSON JANE F TR				02/08/2018	F	1	49486-259				
FINLAYSON JANE F				04/29/2016	QS	415,000	46866-19				
AHERN JAMES W & MARY E				07/16/2007	QS	400,000	34819-164				

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	%

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,400	NS 1.00	100	1.00	100	1.00		R02	0.85		312,280

TOTAL	13,416 SF	ZONING		FRNT	93	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND	312,300	300,600
Inf1	FACTOR 100		BUILDING	250,800	226,200			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	563,100	526,800			

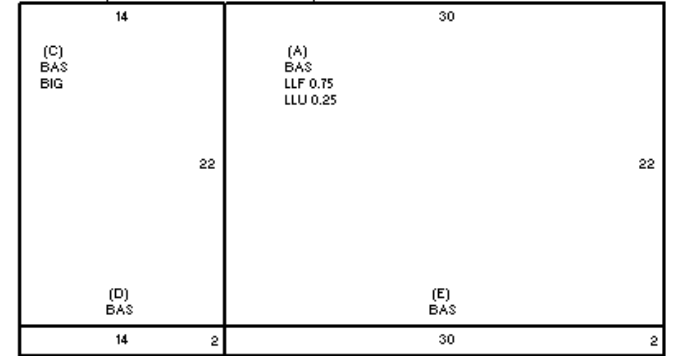
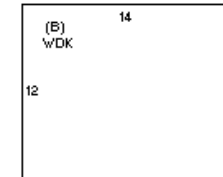
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

FY12 FR- GOOD TO AVG



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/10/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/18/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	334,340		
NET AREA	1,551	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	165		60.28	9,947	CONDITION ELEM	CD		
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	495	1960	143.22	70,893	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	168		38.40	6,451	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	308		50.98	15,702	KITCHEN			
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,056	1960	207.64	219,266	BATHS			
				INT FINISH	99	N/A	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$250,800