

Key: 2091

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.016

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER                                       |  |  |  | PARCEL ID  |    |            |              | LOCATION           |  |  |  |
|---|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| BRAGA JACQUELYN<br>PO BOX 242<br>SCITUATE, MA 02066 |  |  |  | 20-4-36-0  |    |            |              | 142-144 HOLLETT ST |  |  |  |
| TRANSFER HISTORY                                    |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                    |  |  |  |
| BRAGA JACQUELYN                                     |  |  |  | 11/16/2017 | F  | 10         | 19187-23     |                    |  |  |  |
| BRAGA JACQUELYN & ROBERT                            |  |  |  | 11/08/2007 | F  | 10         | 35279-330    |                    |  |  |  |
| BRAGA JACQUELYN                                     |  |  |  | 01/01/1984 | QS |            | 5914-227     |                    |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION |             | BN ID  | BN         | CARD   |         |
|--------|------------|-------------|-------------|--------|------------|--------|---------|
| 1040   | 100        | TWO FAMILY  |             |        | 1          | 1 of 1 |         |
| PMT NO | PMT DT     | TY          | DESC        | AMOUNT | INSP       | BY     | 1st %   |
| 07-774 | 12/26/2007 | 3           | ALTERATIONS | 40,000 | 06/04/2008 | SJ     | 100 100 |
| 07-774 | 12/26/2007 | 3           | ALTERATIONS | 40,000 | 06/24/2009 | SJ     | 100 100 |
| 02-025 | 01/17/2002 | 4           | DEMO        |        |            |        | 100 100 |
| 93-33  | 01/25/1993 | 4           | DEMO        |        |            |        | 100 100 |
| 89-22  | 01/01/1989 | 3           | ALTERATIONS |        |            |        | 100 100 |

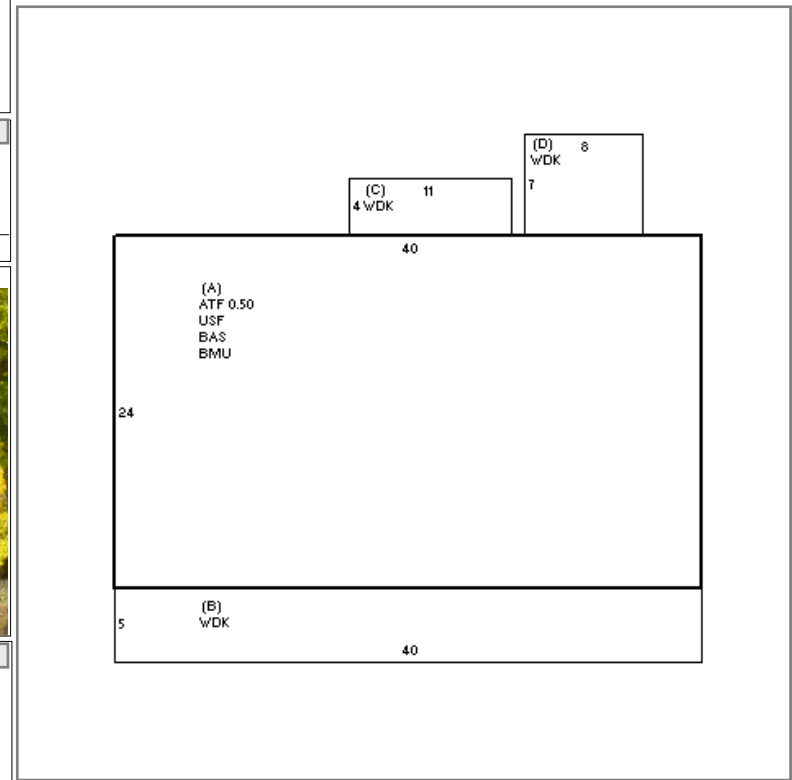
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 14,384   | NS 1.00 | 100  | 1.00 | 374,000  | 2.54 | 100  | 1.00 | R02 | 0.85       | 313,690   |

|       |              |        |          |         |          |         |          |
|-------|--------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 14,384 SF    | ZONING | FRNT     | 73      | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | NO. SCITUATE | NOTE   |          |         | LAND     | 313,700 | 302,000  |
| Inf1  | FACTOR 100   |        | BUILDING | 310,400 | 288,800  |         |          |
| Inf2  | PHY 100      |        | DETACHED | 0       | 0        |         |          |
|       |              |        | OTHER    | 0       | 0        |         |          |
|       |              |        | TOTAL    | 624,100 | 590,800  |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS  
FY12 FR- COLONIAL TO CONV



| BUILDING | CD | ADJ  | DESC                | MEASURE | 8/23/2010 | PL  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 8/23/2010 | EST |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 3/25/2011 | KT  |
| QUALITY  | G  | 1.20 | GOOD [100%]         |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| YEAR BLT     | 1900  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 705.547 |            |            |
|--------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA     | 2,400 | DETAIL ADJ | 1.248 | FOUNDATION      | 5  | BRICK/STONE   | 1.00 | A | BMU | N | BSMT UNFINISHED | 960   |      | 57.24     | 54,949  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN)   | \$294 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES   | 1.00 | A | BAS | L | BASE AREA       | 960   | 1900 | 292.65    | 280,943 | EXTERIOR       |         |            |            |
|              |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 | A | USF | L | UPPER STORY FIN | 960   | 1900 | 266.13    | 255,487 | INTERIOR       |         |            |            |
|              |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 | A | ATF | L | ATTIC FINISH    | 480   | 1900 | 189.08    | 90,760  | KITCHEN        |         |            |            |
|              |       |            |       | FLOOR COVER     | 99 | N/A           | 1.00 | + | WDK | N | WOOD DECK       | 300   |      | 46.08     | 13,824  | BATHS          |         |            |            |
|              |       |            |       | INT FINISH      | 99 | N/A           | 1.00 |   |     |   |                 |       |      |           |         | HEAT           |         |            |            |
|              |       |            |       | HEATING/COOLING | 2  | HOT WATER     | 1.02 |   |     |   |                 |       |      |           |         | ELECT          |         |            |            |
|              |       |            |       | FUEL SOURCE     | 99 | N/A           | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
| CAPACITY     |       | UNITS      | ADJ   |                 |    |               |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1956 / 66  |
| STORIES      | 2.5   | 1.00       |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                |         | COND       | 56 56 %    |
| ROOMS        | 10    | 1.00       |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
| BEDROOMS     | 4     | 1.00       |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
| BATHROOMS    | 2     | 1.00       |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 56 % GD 44 |
| # 1/2 BATHS  | 1     | 1.00       |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$310,400  |
| TOT FIXTURES | 8     | \$9,584    |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                |         |            |            |
| # UNITS      | 2     | 1.02       |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                |         |            |            |