

Key: 2093

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.018

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SHEA DANIEL P & ANNA P 138 HOLLETT ST SCITUATE, MA 02066				20-4-38-0				138 HOLLETT ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SHEA DANIEL P & ANNA P				10/19/2020	F	100	53648-71					
SHEA DANIEL P				03/22/2016	O	335,000	46712-209					
MESCHINI ANTHONY J				03/16/2004	F	1	27741-299					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-167	04/12/2016	3	ALTERATIONS	30,000	06/17/2016	SJ	100	10
16-167	04/12/2016	3	ALTERATIONS	30,000	06/28/2017	SJ	100	100
16-162	04/11/2016	3	ALTERATIONS	20,000	06/17/2016	SJ	100	10
16-167	04/11/2016	3	ALTERATIONS	20,000	06/28/2017	SJ	100	100
SS16-08		5	SPLIT/SUB/LA		04/27/2015	SJ	100	100

LAND

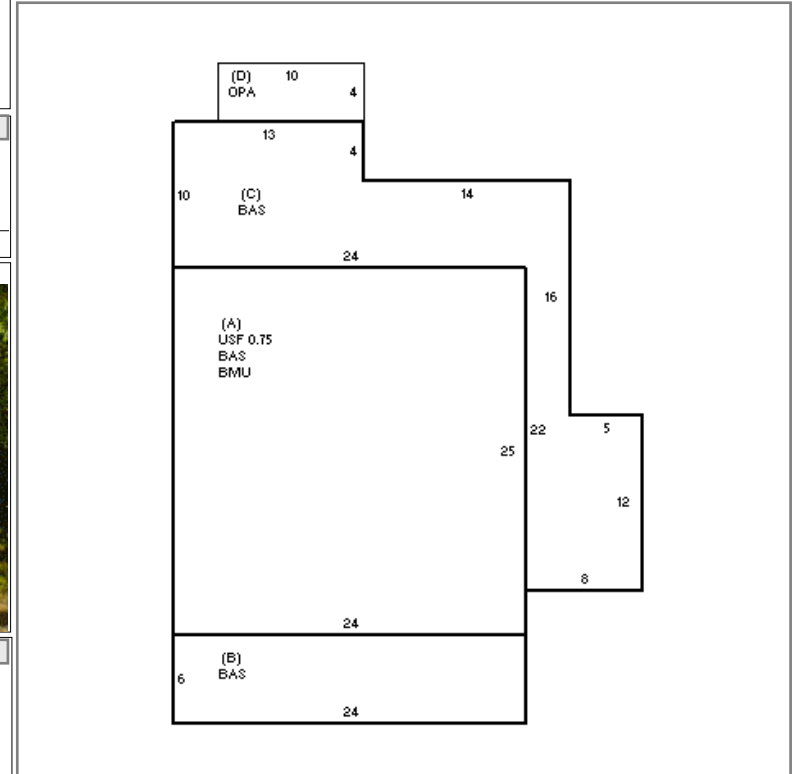
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	NS	1.00	100	1.00	100	1.00	317,900	1.00	85	0.85	R02	0.85		291,920

TOTAL	40,001 SF	ZONING	FRNT	74	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E	INFL3 = EASMENT ON PARCEL FOR 20-4-37 ( 140 HOLLETT)		LAND	291,900	281,000
Infl1	FACTOR 100		BUILDING	284,000	252,700		
Infl2	PHY 100		DETACHED	7,700	7,300		
			OTHER	53,800	47,800		
					TOTAL	637,400	588,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	L	0.80	60	0.40	GARAGE/LOFT		
					460	41.92	7,700



BLDG COMMENTS  
FY12 FR- CONV TO CAPE



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	6/20/2001	SR
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/25/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	405,710	
NET AREA	1,534	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	600		56.12	33,672	CONDITION ELEM	CD	
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	450	1900	217.02	97,660	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,084	1900	238.65	258,693	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	40		51.50	2,060	KITCHEN	G	
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	G	
				INT FINISH	99	N/A	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1973 / 49
																	COND	30 30 %
																	FUNC	0
																	ECON	0
																	DEPR	30 % GD 70
																	RCNLD	\$284,000

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10/18/2023 5:31 pm SEQ #: 2.019

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

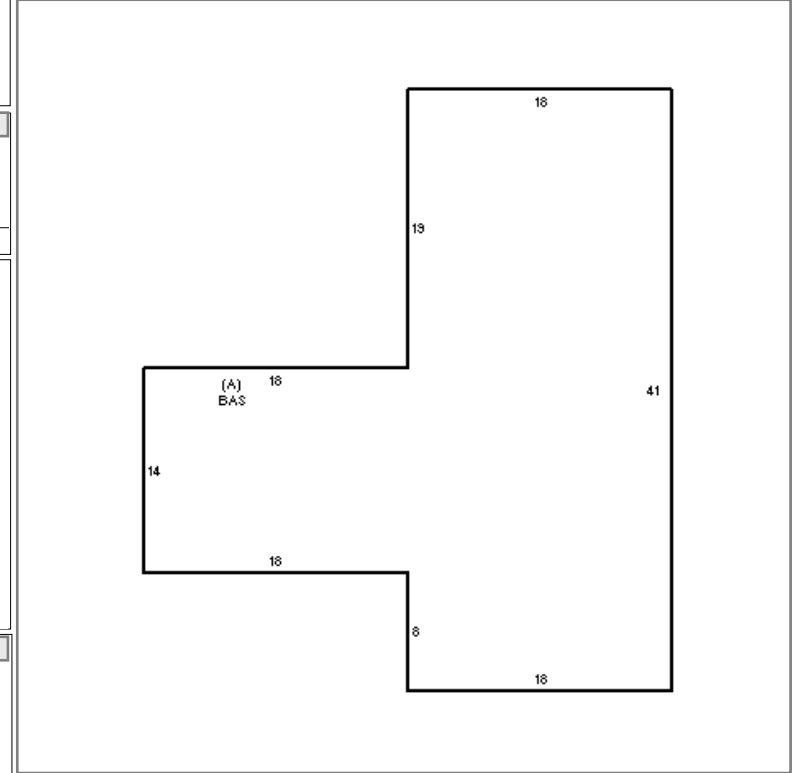
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	53,800	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	3/25/2011	KT
MODEL	1		RESIDENTIAL	LIST			
STYLE	1	0.85	RANCH [100%]				
QUALITY	A	1.00	AVERAGE [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
NET AREA	990	DETAIL ADJ	0.833	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	990	1900	199.48	197,483
\$NLA(RCN)	\$209	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281
				ROOF SHAPE	99	N/A	1.00								
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	99	N/A	1.00								
				INT FINISH	99	N/A	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	206,763
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1945 / 77
COND	74 74 %
FUNC	0
ECON	0
DEPR	74 % GD 26
RCNLD	\$53,800