

Key: 2102

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.029

LEGAL

LAND

DETACHED

BUILDING

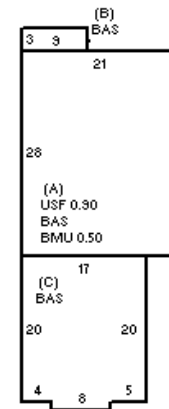
CURRENT OWNER				PARCEL ID				LOCATION			
ARCAND FRANCISCA 57 HOLLETT ST SCITUATE, MA 02066				20-5-1-0				57 HOLLETT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ARCAND FRANCISCA				11/07/1975	QS	54,800	4114-486				
HAYES ROBERT F ET AL				01/01/1973	XX		NA-NA				
HAYES MIRIAM F				09/10/1969	XX		3547-161				

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	%
		7	OTHERS		11/08/2022	JD	100	100
		5	SPLIT/SUB/LA		04/20/2005	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	0.023	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	390

TOTAL	40,998 SF	ZONING		FRNT	163	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	343,800	331,000		
Inf1	FACTOR 100		BUILDING	229,700	119,800			
Inf2	PHY 100		DETACHED	5,900	6,000			
			OTHER	0	0			
				TOTAL	579,400	456,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 60 0.40	20X18	1938	360	40.89	5,900



BUILDING	CD	ADJ	DESC	MEASURE	11/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/8/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/25/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	410,260	
NET AREA	1,492	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	294		63.15	18,566	CONDITION ELEM	CD	
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	USF	L	UPPER STORY FIN	529	1930	238.40	126,111	EXTERIOR	F	
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	963	1930	262.15	252,448	INTERIOR	F	
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	KITCHEN	F	
				FLOOR COVER	24	COMB	1.00									BATHS	F	
				INT FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	1	OIL	1.00									EFF.YR/AGE 1963 / 59		
																	COND	44 44 %
																	FUNC	0
																	ECON	0
																	DEPR	44 % GD 56
																	RCNLD	\$229,700