

Key: 2104

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.031

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HINE RODNEY E & CAROLINE K W 69 HOLLETT ST SCITUATE, MA 02066				20-8-10-0				69 HOLLETT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HINE RODNEY E & CAROLINE				07/01/2004	QS	515,000	28582-134				
THAYER HOWARD S & GLADYS				01/01/1968	QS		3370-257				
BILBO STEPHEN R TRUSTEE				01/01/1967	XX		3289-536				

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	%
12-207	04/17/2012	3	ALTERATIONS	2,500	06/27/2012	SJ	100	100
89-414	08/01/1989	3	ALTERATIONS				100	100

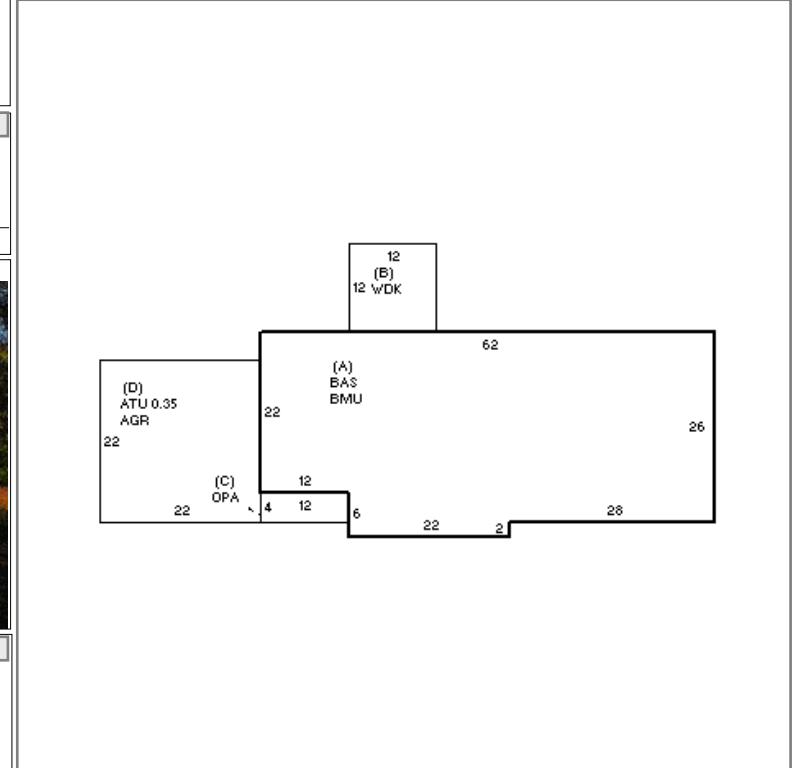
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,034	NS 1.00	100	1.00	374,000	1.87	100	1.00	R02	0.85	321,120

TOTAL	20,034 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	321,100	309,100
Infl1	FACTOR 100		BUILDING	331,900	295,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>653,000</b>	<b>604,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2012	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	3/25/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	448,512
NET AREA	1,608	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,608		46.26	74,392		
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,608	1966	200.84	322,949		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	144		42.24	6,083		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	48		56.65	2,719		
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	484		48.90	23,667		
				INT FINISH	99	N/A	1.00	D	ATU	N	ATTIC UNF	169		40.70	6,878		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O		FPL 1S 1OP	1		8,009.10	8,009		
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		7	1.00														
BEDROOMS		4	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		5	\$3,815														
# UNITS		1	1.00														
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$331,900