

Key: 3720

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.541

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HOLLAND CHRISTOPHER G 11 IRVING RD SCITUATE, MA 02066		34-20-4-0		11 IRVING RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HOLLAND CHRISTOPHER G		08/05/2016	A	217,000	(123871)
HOLLAND KIMBERLY &		08/02/2016	H	1	(123843)
HOLLAND WILLIAM & ANNE M		01/01/1955	QS		(21050)

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		04/12/2023	JD	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	OS 1.00	100	1.00	440,000	4.70	100	1.00	R03	1.00	355,920

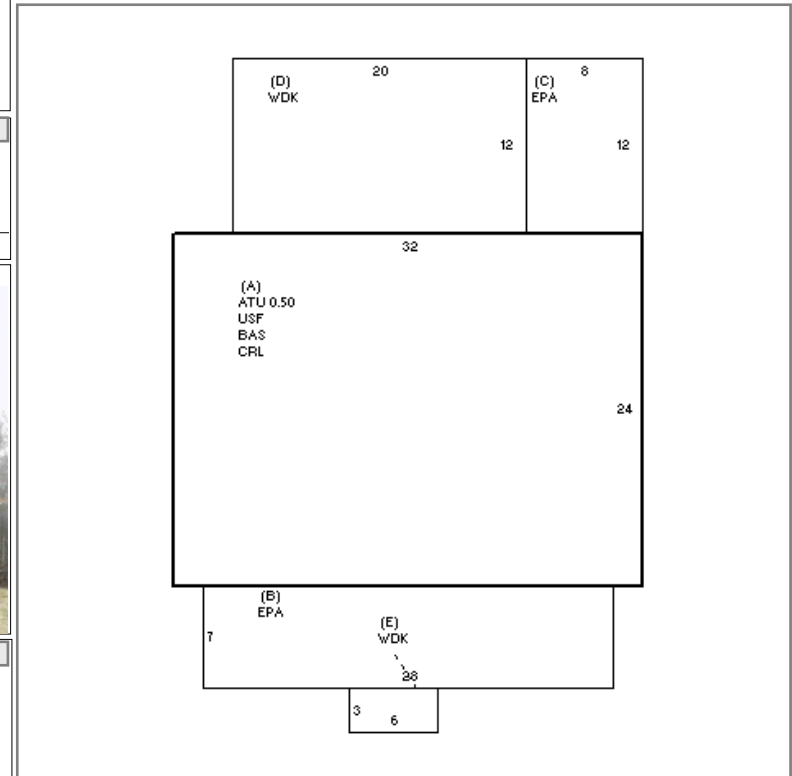
TOTAL	7,492 SF	ZONING		FRNT	77	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	355,900	323,600			
Inf1	FACTOR 100		BUILDING	250,100	118,800			
Inf2	PHY 100		DETACHED	4,500	3,400			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>610,500</b>	<b>445,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 70 0.30	14X22		308	48.76	4.500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/12/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1917	SIZE ADJ	1.000
NET AREA	1,536	DETAIL ADJ	1.200
\$NLA(RCN)	\$291	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$4,800
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	768		11.44	8,786
A	BAS	L	BASE AREA	768	1917	255.24	196,022
A	USF	L	UPPER STORY FIN	768	1917	232.11	178,261
A	ATU	N	ATTIC UNF	384		37.00	14,208
+	EPA	N	ENCLOSED PORCH	292		90.20	26,338
+	WDK	N	WOOD DECK	258		38.40	9,907
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	446.561
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$250,100