

Key: 420

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 369

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAPPADONA PAUL J & CHRISTINE C 35 HOLLYCREST RD SCITUATE, MA 02066				18-1-23-A				35 HOLLYCREST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAPPADONA PAUL J & CHRIST HIGGINS JANE M				10/29/2004	QS	479,000	(106356)				
				01/01/1972	QS		47458-N/A				

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	%
10-411	09/07/2010	3	ALTERATIONS	25,000	06/21/2011	SJ	100	100
		6	CYCL GROWTH				100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.034	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	570

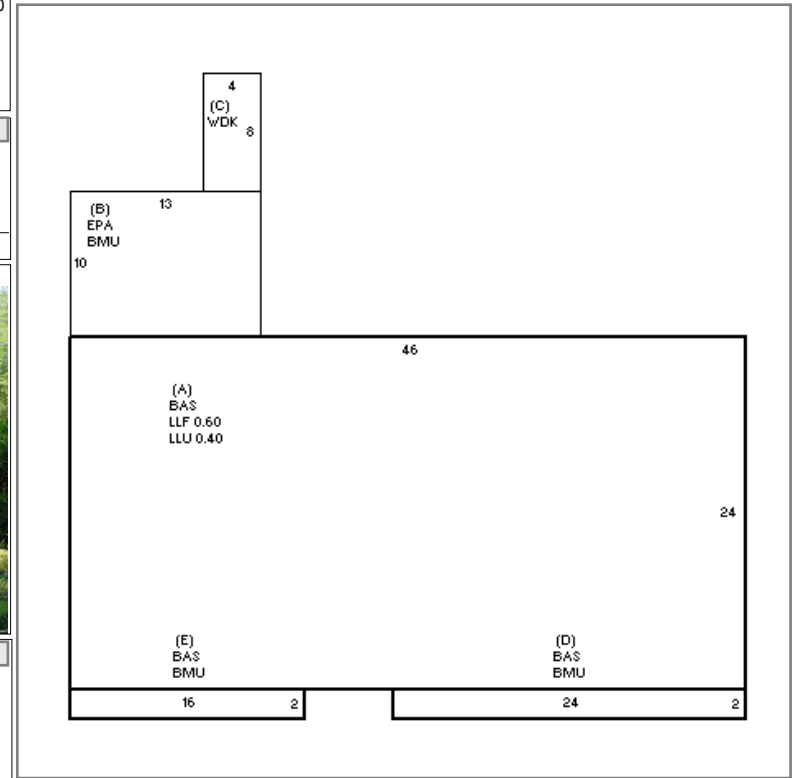
TOTAL	41,513 SF	ZONING	FRNT	239	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	FY/00 CL 22 250.00 #89. FY/03 CL 22 250.00 #116.		LAND	344,000	312,800
Inf1	FACTOR 100		FY/01 CL 22 250.00 #96. FY/02 CL 22 250.00 #102.		BUILDING	284,800	253,600
Inf2	PHY 100		DETACHED	12,100	11,000	OTHER	0
					TOTAL	640,900	577,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 GUNITE/STEEL	1986	11,000	1.10	12,100



BLDG COMMENTS
OTHER FIX=SINK
FY12 QUALITY CHANGE FROM GD TO AVG PER
FIELD REVIEW.

BUILDING	CD	ADJ	DESC	MEASURE	6/21/2011	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,846	DETAIL ADJ	0.990
\$NLA(RCN)	\$208	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	9	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	7	\$5,544	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	442		56.59	25,012
EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	662	1969	134.45	89,003
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,184	1969	194.92	230,783
ROOF COVER	1	ASPH SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	210		63.15	13,262
FLOOR COVER	99	N/A	1.00	B	EPA	N	ENCLOSED PORCH	130		90.20	11,726
INT FINISH	99	N/A	1.00	C	WDK	N	WOOD DECK	32		38.41	1,229
HEATING/COOLING	5	ELECTRIC BB	0.99	F21	O	FPL 2S 1OP		1		8,239.00	8,239
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	384,798
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	\$284,800