

Key: 4546

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.310

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| HOLLAND MICHAEL J 65 SEAVIEW AV SCITUATE, MA 02066 | | | | 40-5-15-0 | | | | 65 SEAVIEW AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HOLLAND MICHAEL J | | | | 07/13/2021 | F | | (104102) | | | | |
| HOLLAND MICHAEL J & MARTH | | | | 09/15/2003 | QS | 351,000 | (104102) | | | | |
| MACDONALD JOHN F & | | | | 08/01/2001 | QS | 260,000 | (C99710) | | | | |

| 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 | % |
| | | | | | | | | |

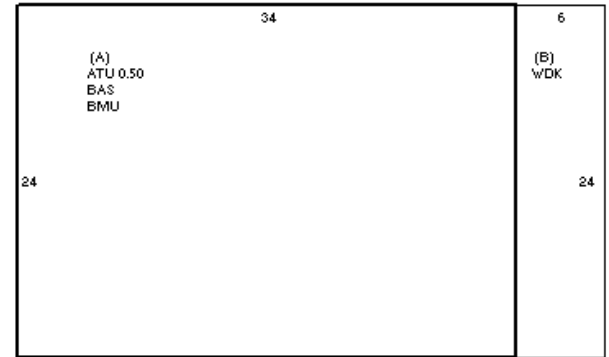
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|---------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 5,000 | OS 1.00 | 100 | 1.00 | 100 | 1.00 | 440,000 | 6.92 | 100 | 1.00 | R08 1.00 | 349,460 |

| TOTAL | 5,000 SF | ZONING | | FRNT | 53 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|----------|--------------|----------------|----------------|---------|----------|
| Ngh | OCEANSIDE | NOTE | | LAND | 349,500 | 317,700 | | |
| Inf1 | FACTOR 100 | | BUILDING | 210,600 | 190,100 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | TOTAL | 560,100 | 507,800 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/28/2010 | RD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/28/2010 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 3/31/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

BUILDING

| YEAR BLT | 1952 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 305,270 |
|--------------|-------|------------|-----------------|------------|------|----------------|------|-----|------|------------|-----------------|-------|----------|-----------|---------|----------------|------------|
| NET AREA | 816 | DETAIL ADJ | 1.122 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 50.18 | 40,949 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$374 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 816 | 1952 | 286.42 | 233,721 | | |
| CAPACITY | | | | UNITS | ADJ | ROOF SHAPE | 1.00 | A | ATU | N | ATTIC UNF | 408 | | 37.00 | 15,096 | EXTERIOR | |
| STORIES | 1.5 | 1.00 | ROOF COVER | 1 | 1.00 | ASP SHINGLES | 1.00 | B | W/DK | N | WOOD DECK | 144 | | 38.40 | 5,530 | INTERIOR | |
| ROOMS | 5 | 1.00 | FLOOR COVER | 14 | 1.00 | COMB | 1.00 | F11 | O | FPL 1S 10P | 1 | | 7,281.00 | 7,281 | KITCHEN | | |
| BEDROOMS | 3 | 1.00 | INT FINISH | 1 | 1.00 | PLASTER | 1.00 | | | | | | | | BATHS | | |
| BATHROOMS | 1 | 1.00 | HEATING/COOLING | 2 | 1.02 | HOT WATER | 1.02 | | | | | | | | HEAT | | |
| # 1/2 BATHS | 0 | 1.00 | FUEL SOURCE | 99 | 1.00 | N/A | 1.00 | | | | | | | | ELECT | | |
| TOT FIXTURES | 3 | \$2,693 | | | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1972 / 50 |
| | | | | | | | | | | | | | | | | COND | 31 31 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 31 % GD 69 |
| | | | | | | | | | | | | | | | | RCNLD | \$210,600 |