

Key: 6817

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.514

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOLLERAN ANDREA L TR 25 SILVER BROOK LN NORWELL, MA 02061-2444				34-8-6-0				21 FOURTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOLLERAN ANDREA L TR				06/24/2022	V	10	(134075)				
HOLLERAN ANDREA TR				05/25/2016	F	1	(123446)				
HOLLERAN JAMES C & ANDREA				10/21/2005	G	446,670	(108153)				

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	%
07-527	09/05/2007	2	ADDITIONS	20,500	06/30/2008	SJ	100	100
07-527	09/05/2007	2	ADDITIONS	20,500	07/22/2009	SJ	100	100
01-426	08/09/2001	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,009	OS	1.00	100	1.00	100	1.00	1.00	WV3	1.20	419,360

TOTAL	5,009 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	419,400	381,200		
Inf1	FACTOR 100		BUILDING	165,700	149,600		
Inf2	PHY 100		DETACHED	3,400	3,300		
			OTHER	0	0		
			TOTAL	588,500	534,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		210	54.75	3,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/14/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/14/2009	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/14/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	983	DETAIL ADJ	0.831	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	839	1925	219.28	183,979
\$NLA(RCN)	\$244	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	OPA	N	OPEN PORCH	208		56.65	11,783
				ROOF SHAPE	2	HIP	1.00	E	WDK	N	WOOD DECK	63		42.24	2,661
				ROOF COVER	1	ASPH SHINGLES	1.00	F	BAS	L	BASE AREA	144	2008	219.28	31,577
				FLOOR COVER	2	SOFTWOOD	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	240,203	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			\$165,700

