

Key: 7145

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.827

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
HOLLAND PAUL M JR TR C/O FLYNN FAMILY TRUST 2 PRESTON SQUARE QUINCY, MA 02171				69-1-37-0				236 CENTRAL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HOLLAND PAUL M JR TR				01/29/2020	O	325,000	648-163					
KEYES DAVID S				07/13/1981	QS		(45283)					
RIZZO JOSEPH M				01/01/1971	QS	23,000	(C00045283)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,750	HUM 1.00	100	1.00	748,000	3.34	100	1.00	WF7	1.70	616,480

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	%
20-152	03/03/2020	1	NEW CONST	370,000	08/11/2020	JD	100	40
20-152	03/03/2020	1	NEW CONST	370,000	03/25/2021	JD	100	100
18-798	11/13/2018	4	DEMO	225,000	12/17/2018	JD	100	5
18-798	11/13/2018	4	DEMO	225,000	06/04/2019	TCK	100	100
		7	OTHERS		06/26/2018	JD	100	100

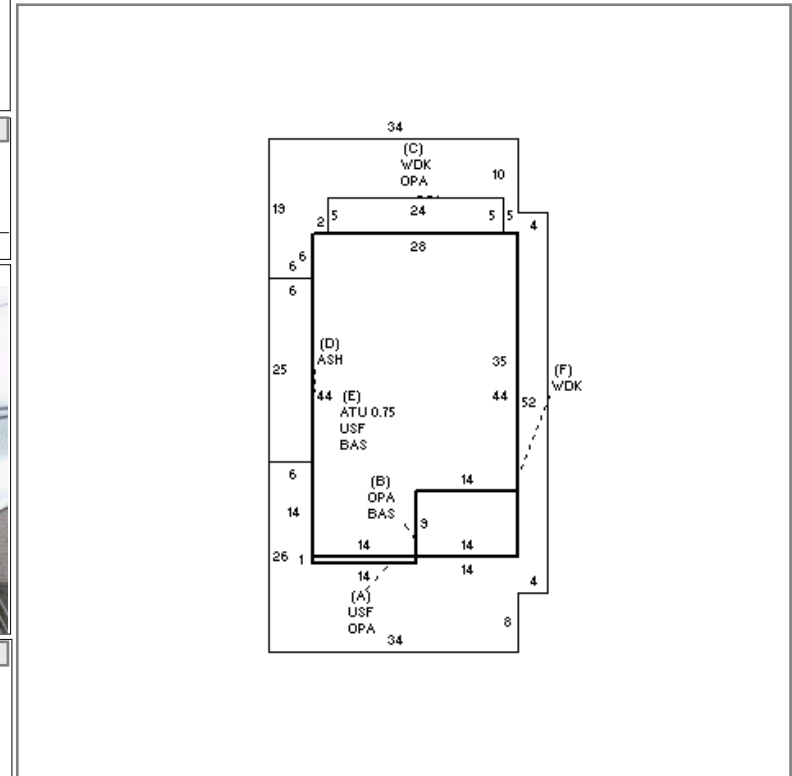
TOTAL	10,759 SF	ZONING		FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	616,500	527,500
Inf1	FACTOR 100					BUILDING	761,200	662,200
Inf2	PHY 100					DETACHED	2,400	2,200
						OTHER	0	0
						<b>TOTAL</b>	<b>1,380,100</b>	<b>1,191,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	30 0.70 12X38		456	7.36	2,400



BUILDING	CD	ADJ	DESC	MEASURE	8/11/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/11/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/25/2021	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,352	DETAIL ADJ	1.019	FOUNDATION	1	PIER	0.98	+	OPA	N	OPEN PORCH	260		72.10	18,746
\$NLA(RCN)	\$330	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,120	2020	254.34	284,857
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,232	2020	279.68	344,561
				ROOF COVER	1	ASPH SHINGLES	1.00	D	ASH	N	ATT SHED	150		31.29	4,694
				FLOOR COVER	1	HARDWOOD	1.00	E	ATU	N	ATTIC UNF	830		51.80	42,994
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	1,192		53.76	64,082
				HEATING/COOLING	11	HW/COOL AIR	1.04		ODS	O	OUT DOOR SHOWER	1		1,913.80	1,914
				FUEL SOURCE	2	GAS	1.00								



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TOTAL RCN	776.685
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2020 / 2
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$761,200