

Key: 7665

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.337

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COLANTONIO FRANCIS & LISA M 110 MELLEEN STREET HOLLISTON, MA 01746				73-5-1-0				34 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLANTONIO FRANCIS & LISA				05/09/2022	U	1,195,000	(133833)				
HALL WALTER R JR TRUSTEE				05/08/2001	P	625,000	(99215)				
RICCI RICHARD C				11/28/2000	QS		98438-				

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	%
22-0835	08/10/2022	7	OTHERS		08/16/2022	JD	100	100
03-147	04/08/2003	3	ALTERATIONS	55,998	06/02/2023	NC	100	100
03-147	04/08/2003	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,015 HUM	1.00	100	1.00	748,000	5.80	100	1.00	WF7	1.70	598,880

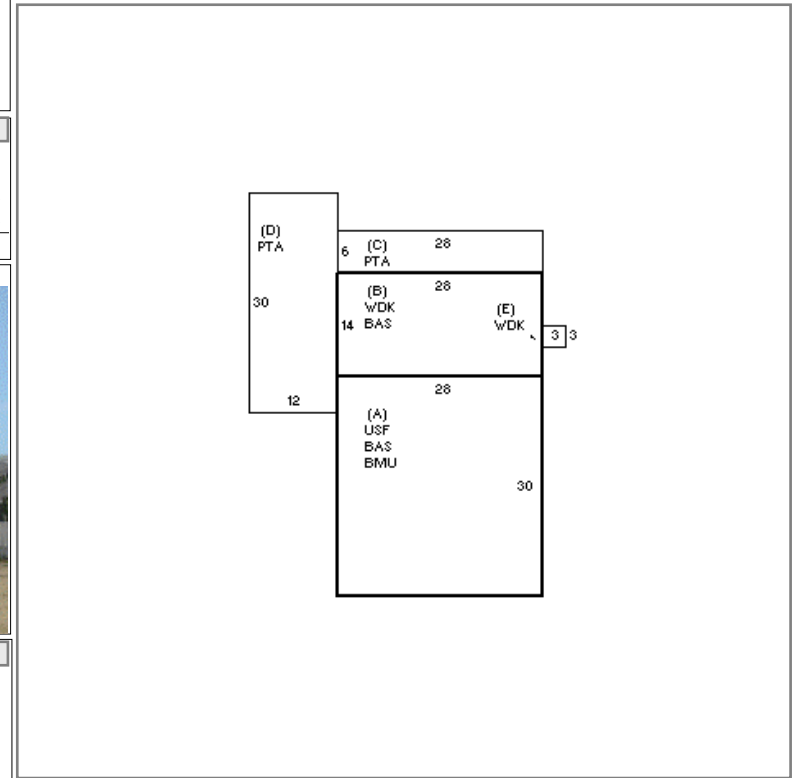
TOTAL	6,011 SF		ZONING	FRNT	171	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK		NOTE			LAND	598,900	512,400
Inf1	FACTOR 100			BUILDING	411,500	345,500		
Inf2	PHY 100			DETACHED	500	500		
				OTHER	0	0		
				TOTAL	1,010,900	858,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6X9		45	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/16/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/5/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,072	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		49.72	41,765
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	840	1958	187.58	157,566
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,232	1958	206.27	254,122
				ROOF COVER	1	ASPH SHINGLES	1.00	+	PTA	N	PATIO	528		14.90	7,867
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	401		38.40	15,398
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								



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TOTAL RCN	489,901
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE 2006 / 16	
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$411,500