

Key: 7666

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.338

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COLANTONIO FRANCIS P & LISA M TRS 110 MELLON ST HOLLISTON, MA 01746				73-5-2-0				32 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLANTONIO FRANCIS P & COLANTONIO FRANCIS P & LI DEATH CERT JOSEPH F HILL				11/25/2005	F	1 (108322)					
				04/19/1996	QS	240,000 (C89469)					
				04/13/1983	XX	10021-8620					

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	%
11-201	04/26/2011	2	ADDITIONS	7,000	08/09/2011	SJ	100	100
11-107	03/11/2011	3	ALTERATIONS	27,000	08/09/2011	SJ	100	100
92-185	03/12/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,254 HUM	1.00	100	1.00	100	1.00	748,000	5.59	100	1.00	WF7 1.70	599,930

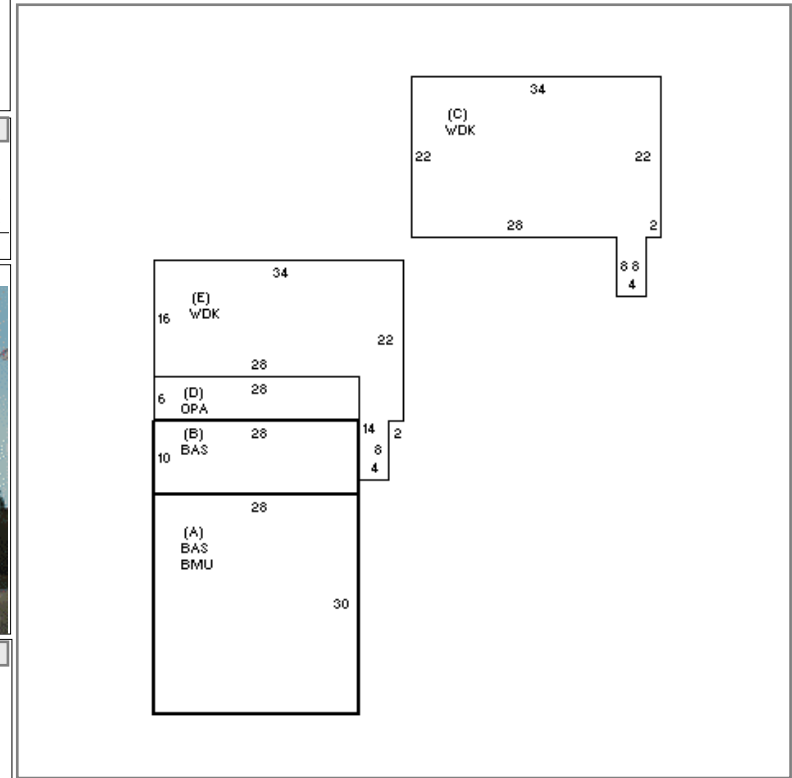
TOTAL	6,273 SF	ZONING		FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	599,900	513,300			
Inf1	FACTOR 100		BUILDING	244,500	217,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	844,400	730,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/26/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/26/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,120	DETAIL ADJ	0.841
\$NLA(RCN)	\$295	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		49.72	41,765
EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,120	1954	193.95	217,221
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	1,392		38.40	53,453
ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	168		51.50	8,652
FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 1OP		1		7,281.00	7,281
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	5	ELECTRIC BB	0.99								
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	330,390
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	\$244,500