

Key: 7680

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.352

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HOLDEN KATHLEEN TR 14 LeBEAU DR MIDDLETON, MA 01949				73-5-16-0				15 ALDEN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOLDEN KATHLEEN TR				08/26/2011	F		1 (116447)				
HOLDEN KATHLEEN				09/14/1993	H		(C85408)				
HOLDEN KATHLEEN M				01/01/1974	XX		51446-0				

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	%
10-061	12/20/2010	3	ALTERATIONS	1,200	08/10/2011	SJ	100	100
03-622	10/24/2003	3	ALTERATIONS	12,500	09/22/2004	SJ	100	100
03-220	05/06/2003	3	ALTERATIONS				100	100
00-234	05/31/2000	3	ALTERATIONS				100	100
97-510	09/04/1997	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,000	HUM 1.00	100	1.00	100	1.00	550,000	8.57	100	1.00	R08 1.25	432,850

TOTAL	4,008 SF	ZONING		FRNT	201	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	432,900	393,500			
Inf1	FACTOR 100		BUILDING	304,900	286,600			
Inf2	PHY 100		DETACHED	1,100	1,100			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>738,900</b>	<b>681,200</b>			

DETACHED

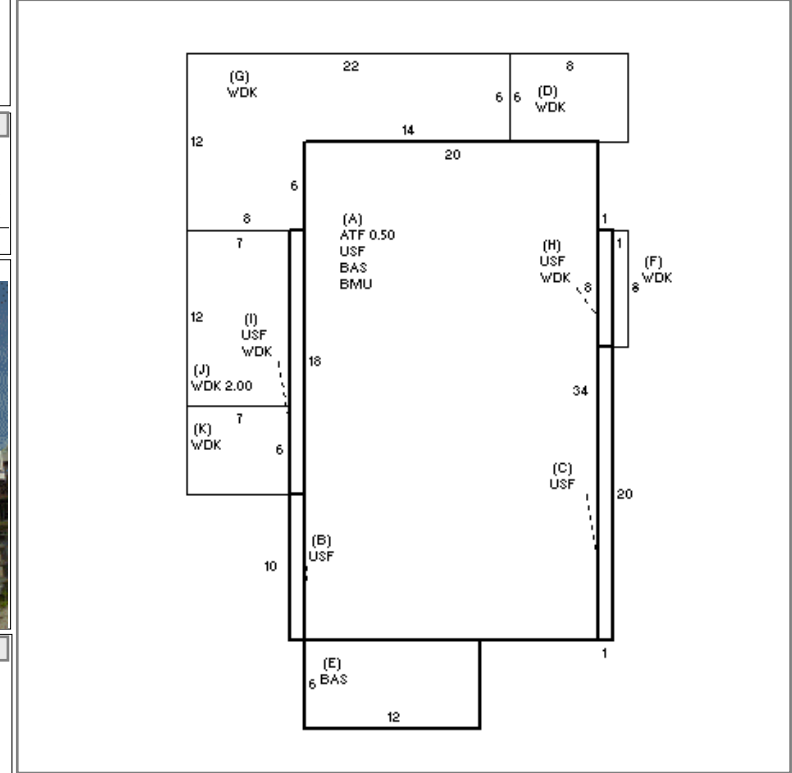
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		90	15.29	1,100



BLDG COMMENTS	
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2011	SJ
MODEL	1		RESIDENTIAL	LIST	8/10/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/4/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,828	DETAIL ADJ	1.000
\$NLA(RCN)	\$242	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	10	1.00	
BEDROOMS	6	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,640	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	680		58.86	40,025
A	ATF	L	ATTIC FINISH	340	1950	145.78	49,564
+	USF	L	UPPER STORY FIN	736	1950	205.18	151,010
+	WDK	N	WOOD DECK	472		42.24	19,938
+	BAS	L	BASE AREA	752	1950	225.62	169,666
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	441,905
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	\$304,900