

Key: 7776

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.442

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HATHAWAY RONALD & KELLY ANN 34 PARK STREET DEDHAM, MA 02026				73-13-8-0				16 HOLMES ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HATHAWAY RONALD & KELLY A				11/30/2021	U	550,000	(133112)				
LYONS BARBARA A TR				11/04/2010	H		1 (115346)				
LYONS PAUL R & BARBARA A				01/01/1974	QS		(50865)				

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 %
02-105	02/26/2002	2	ADDITIONS				100 100
00-339	07/25/2000	3	ALTERATIONS				100 100
91-183	05/01/1991	3	ALTERATIONS				100 100
90-699	11/15/1990	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,200	HUM 1.00	100 1.00	100 1.00	550,000	10.62	100 1.00	R08	1.25		429,110

TOTAL	3,180 SF	ZONING		FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100			
Inf1	FACTOR 100		BUILDING	243,900	226,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	673,000	616,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 06/15/2022

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,440	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		57.09	32,882	
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	576	1940	215.86	124,335	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1940	196.30	113,069
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	288	2002	215.86	62,167		
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	524		38.40	20,122		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	ODS	O	O	OUT DOOR SHOWER	1		1,342.00	1,342		
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00										
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	6	\$4,800														
# UNITS	1	1.00														

TOTAL RCN	358,717
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$243,900

