

Key: 7778

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.444

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
LANCIANI PHYLLIS, ROGERS DIANA DEFLORIO WILLIAM & JEAN TRS C/O ANNA DEFLORIO 13 GLENLY TERRACE BRIGHTON, MA 02135		73-13-11-0		10 HOLMES ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LANCIANI PHYLLIS, ROGERS		06/12/2013	F	100	(119094)
DEFLORIO ANNA		01/01/1970	QS		(44576)
FLEMING FREDERICK W JR AN		01/01/1965	QS	6,500	(C00035322)

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	%
89-578	10/01/1989	2	ADDITIONS				100	100

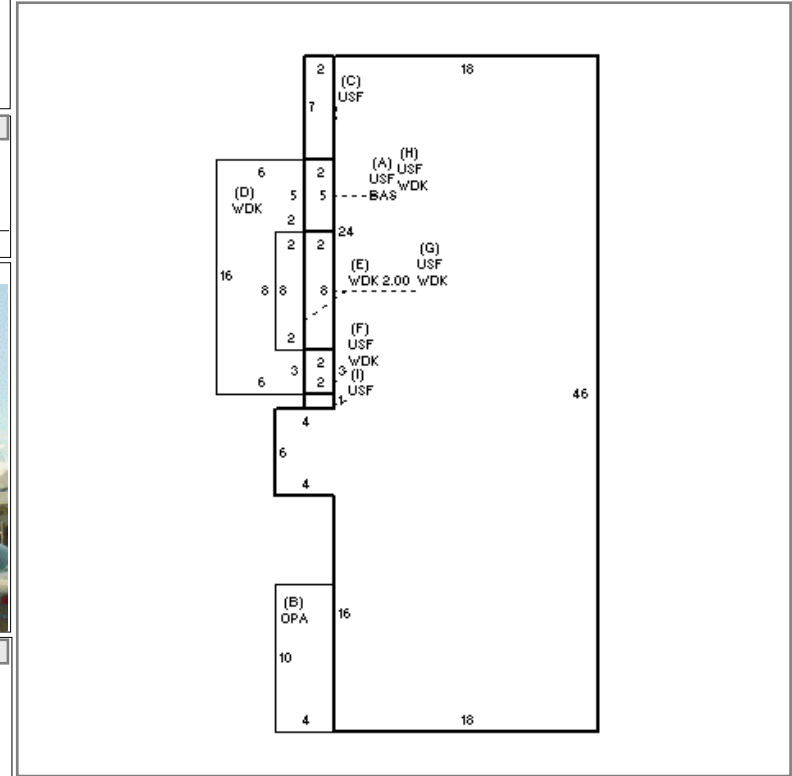
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

TOTAL	3,180 SF	ZONING		FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100			
Infl1	FACTOR 100		BUILDING	275,800	257,200			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	704,900	647,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/28/2010	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	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,752	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	852	1950	210.93	179,713
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	40		51.50	2,060
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	900	1950	191.82	172,637
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	144		38.40	5,530
				FLOOR COVER	14	COMB	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	372,649
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	\$275,800