Key: 7779

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,445

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BARD ANA P.O. BOX 400703 CAMBRIDGE, MA 02140	73-13-12-F	8 HOLMES ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BARD ANA	08/18/2016	O	460,000	(123943)
DINON SUSAN M	12/22/2003	QS	507,000	(104687)
MCMILLIN ARTHUR J & BEVER	01/01/1979	QS		(C#6094)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

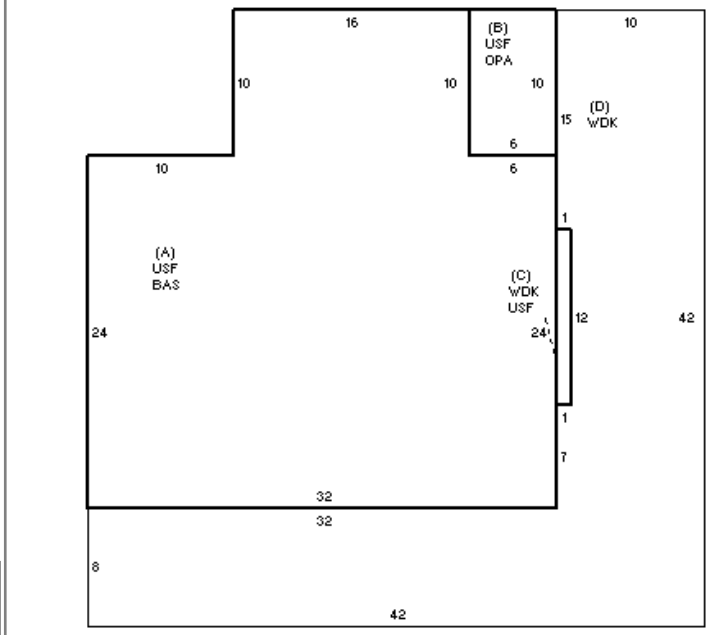
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-106	03/08/2017	1	NEW CONST	490,000	06/07/2017	SJ	100	70
17-106	03/08/2017	1	NEW CONST	490,000	05/24/2017	JD	100	100
16-772	12/13/2016	4	DEMO		06/07/2017	SJ	100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000	HUM 1.00	100 1.00	100 1.00	638,000	5.81	100 1.00	RF2 1.45			510,750

TOTAL	6,011 SF	ZONING		FRNT	66
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	510,800	464,300
BUILDING	599,400	500,700
DETACHED	500	500
OTHER	0	0
TOTAL	**1,110,700**	**965,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			40	17.03	500

PHOTO 06/13/2018

BLDG COMMENTS

generator

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/7/2017	SJ
LIST	5/24/2018	EST
REVIEW		

YEAR BLT	2017	SIZE ADJ	1.000
NET AREA	1,928	DETAIL ADJ	1.109
$NLA(RCN)	$327	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$11,179
# UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	928	2017	315.18	292,485
B	OPA	N	OPEN PORCH	60		72.10	4,326
+	USF	L	UPPER STORY FIN	1,000	2017	286.62	286,621
+	WDK	N	WOOD DECK	676		53.76	36,341

TOTAL RCN	630,952
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2017 / 5	
COND	5 5 %	
FUNC	0	
ECON	0	
DEPR	5	% GD 95
RCNLD		$599,400