

Key: 7780

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.446

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TORAN RICHARD E JR & ANN J 261 CHESTNUT ST LYNNFIELD, MA 01940				73-14-2-0				7 HOLMES ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TORAN RICHARD E JR & ANN				02/04/2013	F	1 (118616)					
TORAN RICHARD E JR & ANN				06/20/2003	F	(103522)					
TORAN RICHARD E JR & ANN				10/03/2000	QS	260,000 (98178)					

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	%

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	574,200	10.62	90	0.90	RF2 1.45	447,990

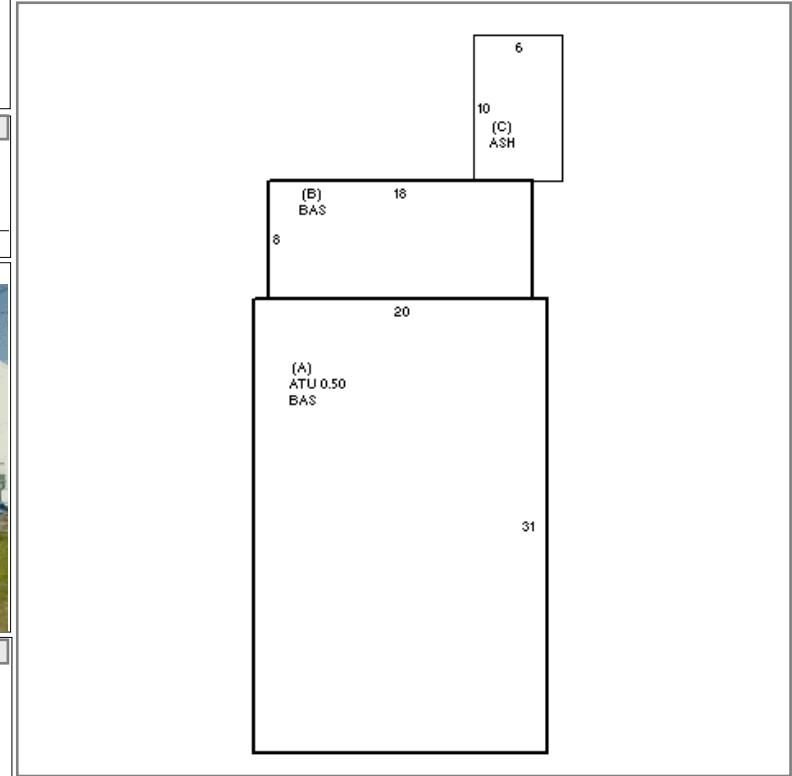
TOTAL	3,180 SF	ZONING		FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	448,000	407,300
Inf1	FACTOR 100		BUILDING	74,100	69,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	522,100	476,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/15/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [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	764	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	764	1940	211.11	161,291
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATU	N	ATTIC UNF	310		37.00	11,470
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	60		22.35	1,341
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
				FLOOR COVER	14	COMB	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	99	N/A	1.00								
				FUEL SOURCE	99	N/A	1.00								



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MODEL	1	RESIDENTIAL	LIST	12/15/2010	EST
STYLE	6	COTT/BUNGALOW [100%]	REVIEW	3/4/2011	ER
QUALITY	A	AVERAGE [100%]			
FRAME	1	WOOD FRAME [100%]			

TOTAL RCN	185,257
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	4 PARTIAL HEAT
ECON	0
DEPR	60 % GD 40
RCNLD	\$74,100