

Key: 7781

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.447

LEGAL

LAND

DETACHED

BUILDING

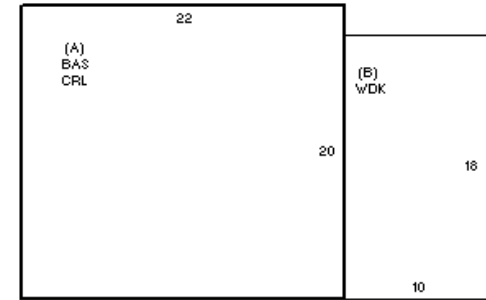
CURRENT OWNER				PARCEL ID				LOCATION			
PIERSIAK JOHN & MARYBETH 945 CENTRAL AVE NEEDHAM, MA 02492				73-14-3-0				9 HOLMES ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PIERSIAK JOHN & MARYBETH				08/11/2000	QS	105,000		(97921)			
TORAN RICHARD				10/26/1999	XX			(L00096402)			
TORAN NESTOR E & HELEN A				11/22/1989	XX			(C00079388)			

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	550,000	10.62	100	1.00	R08 1.25	429,110

TOTAL	3,180 SF	ZONING		FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	429,100	390,100		
Inf1	FACTOR 100		BUILDING	50,700	49,700			
Inf2	PHY 100		DETACHED	500	500			
			OTHER	0	0			
				TOTAL	480,300	440,300		

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



BUILDING	CD	ADJ	DESC	MEASURE	12/15/2010	RD
MODEL	1		RESIDENTIAL	LIST	12/15/2010	
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%]			

BLDG COMMENTS

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	115,299		
NET AREA	440	DETAIL ADJ	0.722	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	440		14.10	6,204	CONDITION ELEM	CD		
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	440	1940	228.30	100,450	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	180		38.40	6,912	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN			
				FLOOR COVER	14	COMB	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	13	NONE	0.85									ELECT			
				FUEL SOURCE	8	NONE	1.00												
																		EFF.YR/AGE	1956 / 66
																		COND	56 56 %
																		FUNC	0
																		ECON	0
																		DEPR	56 % GD 44
																		RCNLD	\$50,700