

Key: 7783

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.449

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MAFFEI LINDA A TR 78 CHESTERFIELD ST READVILLE, MA 02136-1931				73-14-5-0				13 HOLMES ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAFFEI LINDA A TR				09/23/2016	F	1 (124124)					
MAFFEI LINDA A				02/09/2007	QS	595,000 (110161)					
BRUNO LOUIS J & EMILY A				09/05/2002	QS	320,000 (C10198)					

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	%
03-645	10/20/2003	7	OTHERS		09/18/2006	SJ	100	100
		3	ALTERATIONS	3,000	09/22/2004	SJ	100	100
		7	OTHERS				100	100

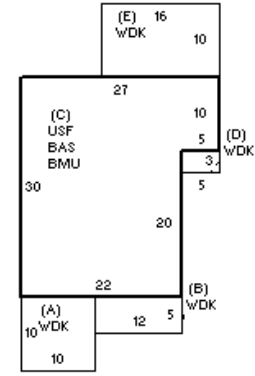
LAND

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	40	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100		
Inf1	FACTOR 100		BUILDING	323,300	291,600		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	752,600	681,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1972	20	17.03	200



BLDG COMMENTS
FY12 FR- GOOD TO AVG

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/12/2010	EST
STYLE	7	1.20	CONVENTIONAL [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
NET AREA	1,420	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6		1.00	FLOOR COVER	14	COMB	1.00
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	6	\$5,990					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	335		38.40	12,864
C	BMU	N	BSMT UNFINISHED	710		52.67	37,394
C	BAS	L	BASE AREA	710	1940	270.45	192,016
C	USF	L	UPPER STORY FIN	710	1940	245.94	174,618
	F21	O	FPL 2S 10P	1		8,239.00	8,239

TOTAL RCN	431,121
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$323,300