Key: 7810

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,476

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLELLA DAVID & NANCY PO BOX 508 NORWELL, MA 02061	73-1-2-0	10 LINCOLN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLELLA DAVID & NANCY	07/11/2008	A	688,000	(112210)
COLELLA JOHN R AND ROSE A	10/16/1996	A	100	(90399)
COLELLA JOHN R & ROSE A	01/01/1961	XX		29289-0

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	%
09-539	11/10/2009	3	ALTERATIONS	84,000	09/13/2010	SJ	100	100
		5	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,434	HUM 1.00	100 1.00	100 1.00	748,000	2.24	100 1.00	WF7 1.70			632,970

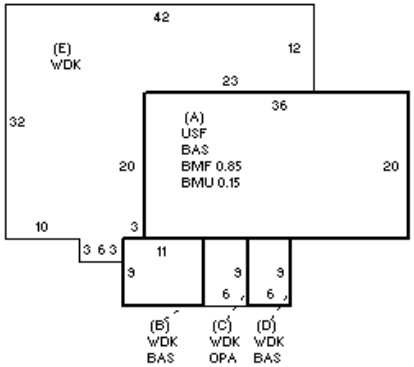
TOTAL	16,434 SF	ZONING		FRNT	180
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	633,000	541,600
BUILDING	404,700	373,700
DETACHED	0	0
OTHER	0	0
TOTAL	**1,037,700**	**915,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/01/2010



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/13/2010	SJ
LIST	9/13/2010	SJ
REVIEW	3/4/2011	ER

BLDG COMMENTS

FY12 FR- CONTMP TO COLONIAL

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	1,593	DETAIL ADJ	1.020
$NLA(RCN)	$330	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,875
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	108		62.84	6,787
A	BMF	N	BSMT FINISH-SEP	612		88.22	53,993
A	BAS	L	BASE AREA	720	1964	258.28	185,959
A	USF	L	UPPER STORY FIN	720	1964	234.88	169,110
+	BAS	L	BASE AREA	153	2009	258.27	39,516
C	OPA	N	OPEN PORCH	54		61.80	3,337
+	WDK	N	WOOD DECK	1,109		46.08	51,103
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	525,568
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 27		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$404,700		