Key: 7855

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,517

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FOLEY SEAN P & MELISSA C 192 HOLLIS AVE BRAINTREE, MA 02184	73-4-6-0	45 OCEAN DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FOLEY SEAN P & MELISSA C	01/31/2013	QS	465,000	(118609)
CARR ROBERT E	01/01/1957	QS		(23767)

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

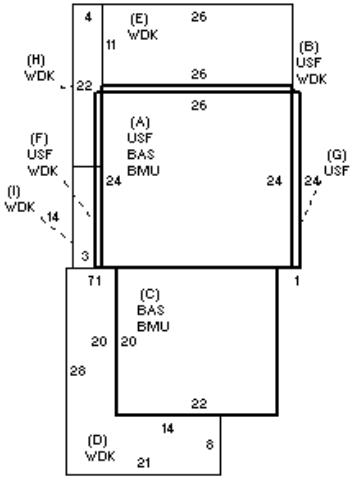
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-256	05/17/2016	3	ALTERATIONS	30,000	08/25/2016	SJ	100	50
16-256	05/17/2016	2	ADDITIONS	30,000	08/24/2017	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,567	HUM 1.00	100 1.00	100 1.00	594,000	7.55	100 1.00	WV3 1.35			469,990

TOTAL	4,574 SF	ZONING		FRNT	51
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	470,000	427,300
BUILDING	332,600	312,300
DETACHED	0	0
OTHER	0	0
TOTAL	**802,600**	**739,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/18/2017

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/20/2010	PL
LIST	12/20/2010	EST
REVIEW	3/3/2011	ER

BLDG COMMENTS

FY12 FR- CONV TO COLONIAL

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,762	DETAIL ADJ	1.020
$NLA(RCN)	$252	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$6,528
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	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
+	BMU	N	BSMT UNFINISHED	1,064		46.35	49,319
+	BAS	L	BASE AREA	1,064	1950	210.72	224,201
+	WDK	N	WOOD DECK	774		38.40	29,722
+	USF	L	UPPER STORY FIN	698	1950	191.62	133,753

TOTAL RCN	443,523
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		$332,600