

Key: 8215

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.857

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HOLLAND CHRISTOPHER & LINDSEY C 30 STATION ST SCITUATE, MA 02066				49-1-35-A				30 STATION ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				HOLLAND CHRISTOPHER & HOLLAND CHRISTOPHER D				03/07/2013	F	42768-102	1	
HOLLAND CHRISTOPHER & HOLLAND CHRISTOPHER D				03/01/2013	QS	425,000	42744-58					
PARSONS DENISE A				03/09/2010	QS	395,000	38309-135					

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	%
20-519	08/28/2020	2	ADDITIONS	50,000	08/11/2021	JD	100	100
10-114	04/08/2010	6	CYCL GROWTH	20,000	04/23/2013		100	100
		3	ALTERATIONS		09/07/2010	SJ	100	100

LAND

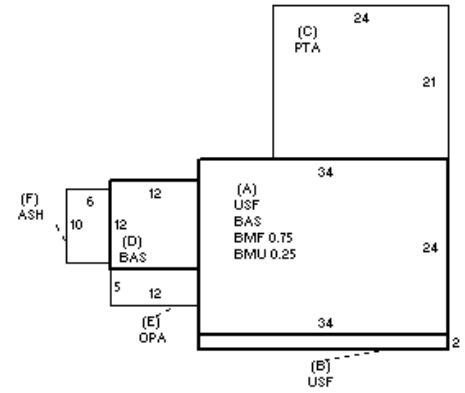
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,244	SC	1.00	100	1.00	100	1.00		R04	0.90	325,500

DETACHED

TOTAL	10,244 SF	ZONING	FRNT	191	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	325,500	312,400		
Inf1	FACTOR 100		BUILDING	377,400	354,100		
Inf2	PHY 100		DETACHED	400	400		
			OTHER	0	0		
			TOTAL	703,300	666,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X6		48	17.03	400

PHOTO 08/10/2021



BUILDING	CD	ADJ	DESC	MEASURE	8/11/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/11/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	449,270	
NET AREA	1,844	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	204		50.18	10,237	CONDITION ELEM	CD	
\$NLA(RCN)	\$244	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	612		70.45	43,114	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	816	1987	208.78	170,365	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	884	1987	189.86	167,839	KITCHEN	G	
				FLOOR COVER	13	COMB	1.00	C	PTA	N	PATIO	504		14.90	7,510	BATHS	G	
				INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	144	2021	208.78	30,064	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	60		51.50	3,090	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	F	ASH	N	ATT SHED	60		22.35	1,341			
										FPL	O	FIREPLACE	1		7,813.00	7,813		
										ODS	O	OUT DOOR SHOWER	1		1,369.00	1,369		
														EFF.YR/AGE	2006 / 16			
														COND	16 16%			
														FUNC	0			
														ECON	0			
														DEPR	16 % GD 84			
														RCNLD	\$377,400			