

Key: 911

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 845

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POLLETS JOHN R & HOBBS WENDY J 1 COMMON LN SCITUATE, MA 02066				49-3-12-0				10 COMMON LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POLLETS JOHN R & HOBBS WE				10/24/1994	QS	171,000	13219-42				
HANSMAN ROBERT J & SALLY				01/01/1958	XX		2588-134				
RUFO JOHN M AND HELEN F				01/01/1955	XX		2384-472				

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	%
02-519	09/09/2002	3	ALTERATIONS		03/29/2004	PJB	100	100
		2	ADDITIONS		02/23/2004	PJB	100	100
		2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,117	SC 1.00	100	1.00	396,000	1.46	100	1.00	R02	0.90	347,660

TOTAL	26,117 SF	ZONING	NO	FRNT	100	ASSESSED	LAND 347,700	CURRENT	347,700	PREVIOUS	333,600
Ngh	SCITUATE	N O T E		LAND		BUILDING	532,900		532,900		480,700
Inf1	FACTOR 100		DETACHED	8,300		7,500					
Inf2	PHY 100		OTHER	0		0					
			TOTAL	888,900		821,800					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600
S/V	A	1.00	SV 1.00 VINYL STEEL	1967	7,000	1.10	7,700



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	8/2/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/2/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/10/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,712	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	585		62.38	36,493
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,366	1900	234.88	320,840
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,346	1900	258.28	347,641
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BIG	N	BUILT-IN GARAGE	322		67.57	21,758
				FLOOR COVER	99	N/A	1.00	F	OPA	N	OPEN PORCH	50		56.65	2,833
				INT FINISH	99	N/A	1.00	G	WDK	N	WOOD DECK	376		42.24	15,882
				HEATING/COOLING	2	HOT WATER	1.02	H	PTA	N	PATIO	200		16.39	3,278
				FUEL SOURCE	99	N/A	1.00	F23	O		FPL 2S 3OP	1		17,072.00	17,072

TOTAL RCN	772,258
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$532,900

