Key: 9545

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,174

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOLLEY JEFFREY R & DENYCE 46 MOUNT HOPE LN SCITUATE, MA 02066	17-2-13-B	46 MOUNT HOPE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOLLEY JEFFREY R & DENYCE	08/10/2012	QS	725,000	41783-292
JOHNSTON WILLIAM C & TRAC	08/31/2005	QS	876,000	31257-189
SULLIVAN JAMES M AND KELL	03/03/1995	QS	311,500	13454-38

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	%
00-468	09/29/2000	7	OTHERS				100	100
90-473	08/01/1990	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00			404,040
300	A	3.162	WS	1.00	100	1.00	100	1.00	17,820	1.00	W90	0.90	R04	1.00			56,350

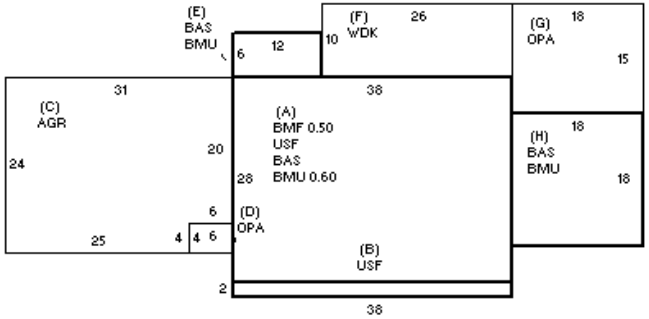
TOTAL	4.080 Acres	ZONING		FRNT	29
Ngh	W. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	460,400	421,400
BUILDING	603,300	557,900
DETACHED	9,300	8,500
OTHER	0	0
TOTAL	**1,073,000**	**987,800**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30	0.70		2000	40	17.03	500
S/V	A	1.00	SV	1.00	IPC	2000	8,000	1.10	8,800

PHOTO 09/12/2003



BLDG COMMENTS

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	4/1/2009	PL
LIST	4/1/2009	EST
REVIEW	3/2/2011	ER

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	2,600	DETAIL ADJ	1.020
$NLA(RCN)	$294	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	10	$9,792
# 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	13	COMB	1.00
INT FINISH	2	DRYWALL	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	1,034		50.72	52,447
+	BAS	L	BASE AREA	1,460	1990	236.09	344,688
A	BMF	N	BSMT FINISH-SEP	532		71.20	37,880
+	USF	L	UPPER STORY FIN	1,140	1990	214.70	244,754
C	AGR	N	ATT GARAGE	720		48.90	35,207
+	OPA	N	OPEN PORCH	294		61.80	18,169
F	WDK	N	WOOD DECK	260		46.08	11,981
	F11	O	FPL 1S 1OP	1		8,737.20	8,737

TOTAL RCN	763,656
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2000 / 22	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$603,300