

Key: 1342

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.289

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BUZZELLI BRIAN J & REVEL ANDREW T 196 BORDER ST SCITUATE, MA 02066				3-1-1-A				196 BORDER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BUZZELLI BRIAN J & BRAZEAU DANIEL & ALEXANDR PETROCELLI MARK J &				07/15/2015	QS	841,000	45800-189				
				09/15/2008	QS	857,000	36357-273				
				10/15/2001	F		20704-1				

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 %
18-171	03/30/2018	3	ALTERATIONS	30,000	07/16/2018	JD	100 100
		6	CYCL GROWTH		02/23/2004	PJB	100 100
03-152	04/10/2003	2	ADDITIONS	5,000			100 100
02-648	11/05/2000	3	ALTERATIONS	5,000			100 100
00-95	03/29/2000	7	OTHERS	1,000			100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS 1.00	100	1.00	100	1.00		R06	1.30		491,060

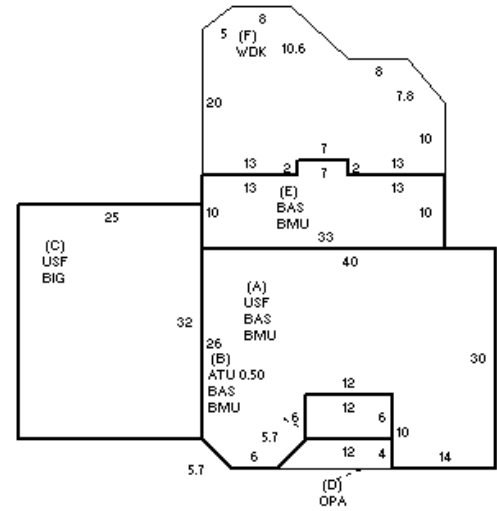
DETACHED

TOTAL	20,000 SF	ZONING	FRNT	89	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	491,100	446,400
Inf1	FACTOR 100		BUILDING	1,078,600	890,900		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
					TOTAL	1,570,900	1,338,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10X12	120	13.93	1,200



BLDG COMMENTS
 FY12 STYLE CHANGE FROM CONV TO NEW STYLE
 PER FIELD REVIEW. FY19 5% UC REMOVED
 xtra shower



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/12/2010	PL
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	7/16/2018	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	3,344	DETAIL ADJ	1.404
\$NLA(RCN)	\$414	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	10	\$15,725
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,480		59.88	88,627
+	BAS	L	BASE AREA	1,480	1998	366.70	542,714
+	USF	L	UPPER STORY FIN	1,864	1998	333.47	621,593
B	ATU	N	ATTIC UNF	36		51.80	1,865
C	BIG	N	BUILT-IN GARAGE	800		78.53	62,828
D	OPA	N	OPEN PORCH	56		72.10	4,038
F	WDK	N	WOOD DECK	605		53.76	32,525
	F31	O	FPL 3S 1OP	1		12,875.80	12,876

TOTAL RCN	1,382,790
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24
COND	21 21%
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$1,078,600
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