

Key: 1776

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.704

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
GENTILE LOUIS A & ROSEMARIE P TRS 34 SYLVESTER RD SCITUATE, MA 02066				30-3-5-0				34 SYLVESTER RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				GENTILE LOUIS A & GENTILE LOUIS A & ROSEMAR HANNON PATRICIA BURKE				10/28/2022	F	1	57373-323	
					04/02/1990	QS	227,500	9681-311				
					03/05/1982	XX		5120-135				

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	%
12-557	09/24/2012	3	ALTERATIONS	11,000	07/09/2013	SJ	100	100
96-393	08/21/1996	2	ADDITIONS				100	100
92-470	06/08/1992	3	ALTERATIONS				100	100

LAND

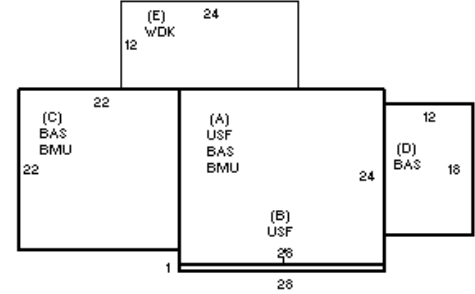
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	WS 1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R04 1.00	404,040
300	A	0.143	WS 1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R04 1.00	2,830

DETACHED

TOTAL	1.061 Acres		ZONING	FRNT	173	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	406,900	370,000
Infl1	FACTOR 100			LAND	380,000	352,300		
Infl2	PHY 100			BUILDING	600	500		
				OTHER	0	0		
				TOTAL	787,500	722,800		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
S/V	A	1.00	SV 1.00 SHED		500	1.10	600	09/15/2003



BLDG COMMENTS
FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW.

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	500,014		
NET AREA	2,072	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,156		45.34	52,415	CONDITION ELEM	CD		
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	700	1972	189.40	132,580	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,372	1972	208.27	285,747	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	288		38.40	11,059	KITCHEN			
				FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982	BATHS			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT			
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1992 / 30
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$380,000

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