Key: 1778

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.706

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOYCE THOMAS PAUL &	30-3-3-0	18 SYLVESTER RD
MEGAN CATHERINE		
18 SYLVESTER RD		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOYCE THOMAS PAUL &	01/02/2020	F	1	52182-27
JOYCE THOMAS PAUL TR &	05/02/2019	F	1	51068-317
JOYCE THOMAS P & MEGAN	03/19/2015	QS	443,750	45340-92

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	%
23-239	03/21/0203	2	ADDITIONS	49,200			0	0

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	0.136	WS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00			2,690

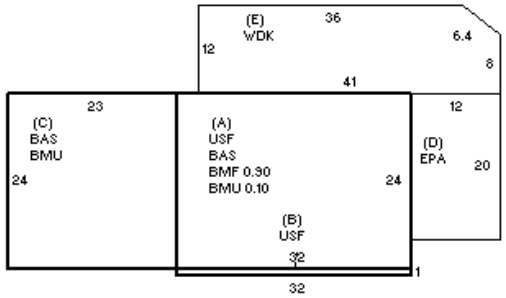
TOTAL	1.054 Acres	ZONING		FRNT	172
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	406,700	369,900
BUILDING	336,500	310,800
DETACHED	0	0
OTHER	0	0
TOTAL	**743,200**	**680,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/15/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/19/2010	PL
LIST	8/19/2010	EST
REVIEW	3/22/2011	KT

BLDG COMMENTS

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

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,120	DETAIL ADJ	0.990
$NLA(RCN)	$252	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$6,336
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	629		43.87	27,593
A	BMF	N	BSMT FINISH-SEP	691		61.58	42,553
+	BAS	L	BASE AREA	1,320	1973	197.42	260,598
+	USF	L	UPPER STORY FIN	800	1973	179.54	143,628
D	EPA	N	ENCLOSED PORCH	240		90.20	21,648
E	WDK	N	WOOD DECK	482		38.40	18,509
	BMG	O	BSMT GARAGE	2		2,491.00	4,982
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	534,086
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 42		
COND	27	27 %	
FUNC	10		
ECON	0		
DEPR	37	% GD	63
RCNLD			$336,500