

Key: 2343

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.254

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------------|--------------|--------------|--|--|--|
| JOYCE DANIEL M & MARY E TRS 13 CURTIS ST SCITUATE, MA 02066 | | | | 27-4-3-0 | | | | 13 CURTIS ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| JOYCE DANIEL M & MARY E T | | | | 07/12/2019 | F | 1 (128819) | | | | | |
| JOYCE DANIEL M & MARY E | | | | 11/09/2004 | F | 1 (106420) | | | | | |
| JOYCE DANIEL M | | | | 06/25/1998 | QS | 236,000 (C93559) | | | | | |

| 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 | % |
| 07-150 | | 3 | ALTERATIONS | 15,000 | 06/13/2007 | SJ | 100 | 100 |
| 90-72 | 03/15/1990 | 3 | ALTERATIONS | | | | 100 | 100 |

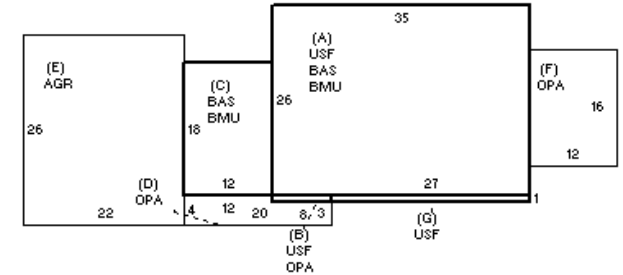
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|-----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 18,178 SC | 1.00 | 100 | 1.00 | 396,000 | 2.04 | 100 | 1.00 | R04 | 0.90 | 337,530 |

| TOTAL | 18,178 SF | ZONING | FRNT | 118 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | SCITUATE | NOTE | | | LAND | 337,500 | 323,900 |
| Inf1 | FACTOR 100 | | BUILDING | 344,800 | 323,500 | | |
| Inf2 | PHY 100 | | DETACHED | 1,100 | 1,000 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 683,400 | 648,400 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|---------|-----------|----|-------|-----------|-------|
| S/V | A | 1.00 SV | 1.00 SHED | | 1,000 | 1.10 | 1,100 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/5/2014 | SJ |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/5/2014 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/29/2011 | KT |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
FY12 FR-G TO AVE

G

| YEAR BLT | 1957 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 499,669 | | | | | | | | | | | | | | | |
|----------------|-----------|------------|-------|---|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|------|--|-------|----|---------|
| NET AREA | 2,071 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,126 | | 45.64 | 51,387 | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$241 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | BAS | L | BASE AREA | 1,126 | 1957 | 200.26 | 225,493 | | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | + | OPA | N | OPEN PORCH | 272 | | 51.50 | 14,008 | | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | E | AGR | N | ATT GARAGE | 572 | | 42.73 | 24,443 | | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | + | USF | L | UPPER STORY FIN | 945 | 1957 | 182.12 | 172,099 | | | | | | | | | | | | | | | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | | INTERIOR | | KITCHEN | | BATHS | | HEAT | | ELECT | | |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1972 / 50</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>31</td> <td>31 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>31</td> <td>% GD 69</td> </tr> </tbody> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 1972 / 50 | | COND | 31 | 31 % | FUNC | 0 | | ECON | 0 | | DEPR | 31 | % GD 69 |
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| COND | 31 | 31 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 31 | % GD 69 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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