

Key: 2448

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.360

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
VEIGA MELISSA M P O BOX 209 SCITUATE, MA 02066				27-5-13-0				27 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VEIGA MELISSA M				09/15/2004	A	1	29066-86				
VEIGA MELISSA				09/15/2004	A	1	29066-84				
VEIGA MELISSA A				09/15/2004	A	1	29066-81				

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 %

LAND

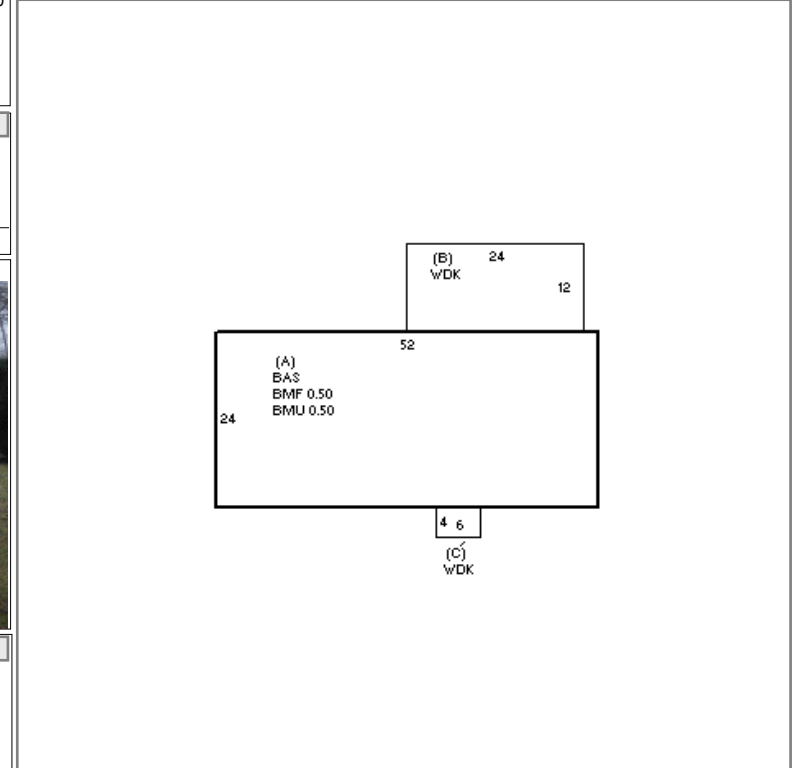
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	336,600	1.00	90	0.90	R02	0.85	309,090
300	A	1,042	NS 1.00	100	1.00	3,366	1.00	W20	0.20	R02	0.85	3,510

DETACHED

TOTAL	1.960 Acres	ZONING	FRNT	916	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E ... INFL 3 = SHAPE	LAND	312,600	301,100		
Infl1	FACTOR 100		BUILDING	222,900	212,000		
Infl2	PHY 100		DETACHED	0	600		
			OTHER	0	0		
			TOTAL	535,500	513,700		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/19/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/19/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/29/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,248	DETAIL ADJ	0.867
\$NLA(RCN)	\$259	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	624		44.46	27,742
A	BMF	N	BSMT FINISH-SEP	624		62.41	38,944
A	BAS	L	BASE AREA	1,248	1971	194.09	242,230
+	WDK	N	WOOD DECK	312		38.40	11,981

TOTAL RCN	322,978
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$222,900