

Key: 2750

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.653

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
GERVASI PHILIP A & KELLY A TRS 1409 EAGLE BEND DRIVE SOUTHLAKE, TX 76092				15-1-20-0				43 SURFSIDE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GERVASI PHILIP A & KELLY				08/28/2020	QS	2,360,300	53332-151					
RAPCZYNSKI MATHEW J				08/19/2020	F	100	53278-120					
TANGO MARY ELIZABETH TR				02/21/2019	F	100	50828-333					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,725	MB	1.00	1.00	1,100,000	2.34	1.00	WF2	2.50		928,050

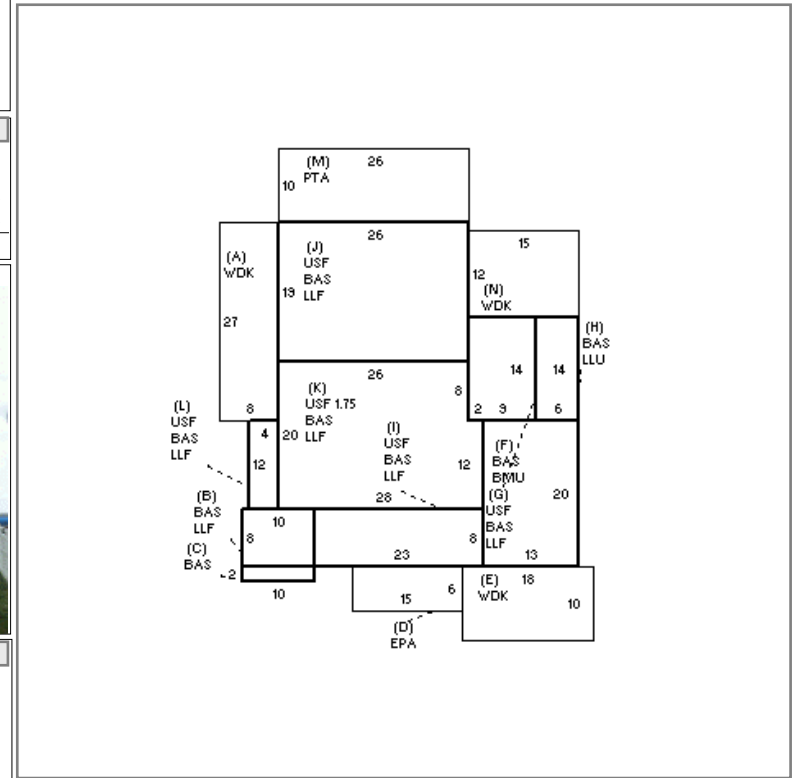
LAND

TOTAL	15,725 SF	ZONING	FRNT	63	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE FY17 cw 15-1-20-A	LAND	928,100	843,700		
Inf1	FACTOR 100		BUILDING	1,782,500	1,498,600		
Inf2	PHY 100		DETACHED	1,400	1,300		
			OTHER	0	0		
<b>TOTAL</b>			<b>TOTAL</b>	<b>2,712,000</b>	<b>2,343,600</b>		

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 %
16-279	05/24/2016	7	OTHERS		10/02/2020	JD	100 100
16-65	02/16/2016	5	SPLIT/SUB/LA		06/07/2016	SJ	100 100
16-65	02/16/2016	3	ALTERATIONS	6,000	06/15/2016	SJ	100 100
16-65	02/16/2016	3	ALTERATIONS	80,000	06/15/2016	SJ	100 80
16-65	02/16/2016	3	ALTERATIONS	80,000	05/12/2017	SJ	100 100

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	+	1.10	10 0.90	12 X 12	144	10.43	1,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/22/2021	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	10/2/2020	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
IN LAW APT. IN BSMT  
MLS

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	5,120	DETAIL ADJ	1.236
\$NLA(RCN)	\$387	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.75	1.00	
ROOMS	14	1.00	
BEDROOMS	7	1.00	
BATHROOMS	4	1.00	
# 1/2 BATHS	2	1.00	
TOT FIXTURES	16	\$28,478	
# 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	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	576		69.12	39,812
+	LLF	L	LOWER LEVEL FIN	1,476	1910	274.32	404,890
+	BAS	L	BASE AREA	1,840	1910	397.70	731,772
D	EPA	N	ENCLOSED PORCH	90		162.36	14,612
F	BMU	N	BSMT UNFINISHED	260		113.67	29,554
+	USF	L	UPPER STORY FIN	1,804	1910	361.67	652,448
H	LLU	N	LOWER LEVEL UNF	84		115.46	9,698
M	PTA	N	PATIO	260		26.82	6,973
	BMG	O	BSMT GARAGE	1		4,483.80	4,484
	F31	O	FPL 3S 1OP	2		16,554.60	33,109
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		10,000.80	10,001
	KIT	O	XTRA KITCHEN	1		11,725.20	11,725
	ODS	O	OUT DOOR SHOWER	1		2,984.40	2,984

TOTAL RCN	1,980,542
CONDITION ELEM CD	
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE 2012 / 10	
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$1,782,500