

Key: 3178

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.085

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
THOMSON ALEXANDER G & KATHLEEN A 31 OCEAN AVE SCITUATE, MA 02066				8-2-3-0				31 OCEAN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THOMSON ALEXANDER G & SIMON BRON S AND LAURA A				06/09/1997	QS	300,000	15235-162				
CONNELLY PAUL J & PAULA				11/28/1995	QS	172,000	13986-67				
				01/01/1979	XX	4461-99					

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 %
01-677	11/27/2001	2	ADDITIONS				100 100
98-400	08/06/1998	2	ADDITIONS				100 100
97-413	09/18/1997	2	ADDITIONS				100 100
97-474	08/14/1997	4	DEMO				100 100
96-171	05/01/1996	2	ADDITIONS				100 100

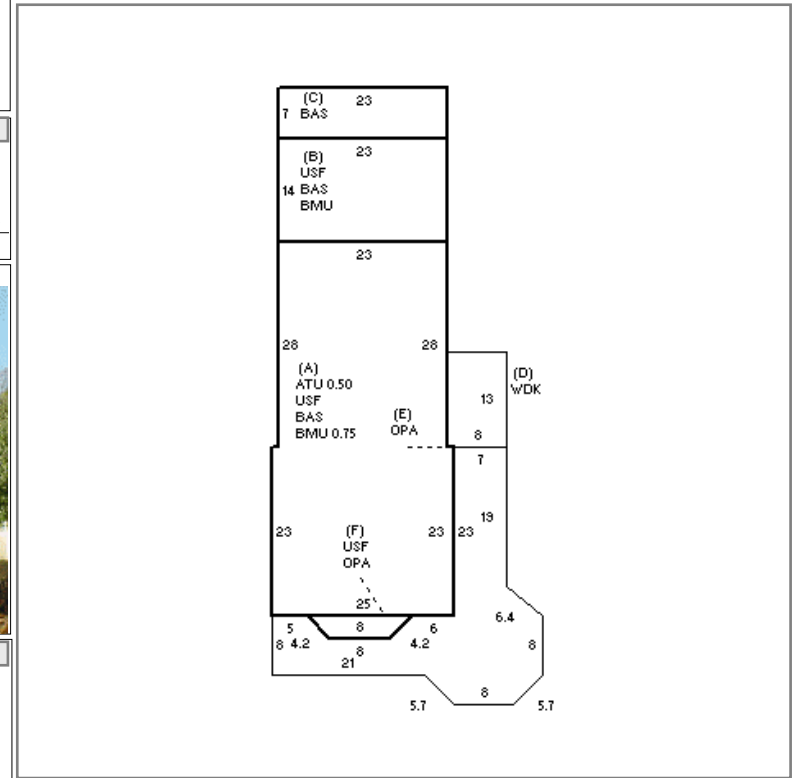
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,592	MB	1.00	1.00	1,100,000	2.68	1.00	R07	2.50		919,280

TOTAL	13,591 SF	ZONING	FRNT	76	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	919,300	835,700
Inf1	FACTOR 100		LAND	748,000	665,400		
Inf2	PHY 100		BUILDING	13,900	13,200		
			OTHER	0	0		
					TOTAL	1,681,200	1,514,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	L	0.80	20 0.80 GARAGE/LOFT	1998	384	44.45	13,700
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING	CD	ADJ	DESC	MEASURE	8/12/2009	PL
MODEL	1		RESIDENTIAL			
STYLE	7	1.20	CONVENTIONAL [100%]	LIST		
QUALITY	G	1.20	GOOD [100%]	REVIEW	4/6/2011	KT
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,010,808
NET AREA	3,276	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,236		53.50	66,127		
\$NLA(RCN)	\$309	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,574	1910	249.75	393,109		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	610		44.40	27,084		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,702	1910	274.64	467,430		
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	104		46.08	4,793		
				INT FINISH	99	N/A	1.00	+	OPA	N	OPEN PORCH	515		61.80	31,828		
				HEATING/COOLING	2	HOT WATER	1.02	F31	O		FPL 3S 1OP	1		11,036.40	11,036		
				FUEL SOURCE	99	N/A	1.00										

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		

EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74

RCNLD	\$748,000
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