

Key: 3181

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.088

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
JOYCE JOSEPH P & TITINE MARIE ANTOINETTE 39 OCEAN AV SCITUATE, MA 02066				8-2-6-0				39 OCEAN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOYCE JOSEPH P & JOYCE MARY A TR				08/10/2021	A	588,900	55454-70				
JOYCE JOSEPH P & MARY A				01/08/2020	F	1	52203-296				
				01/01/1962	QS		2874-177				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-0619	07/18/2023	3	ALTERATIONS	14,000				0 0
22-0628	06/15/2022	1	NEW CONST	565,000	11/08/2022	JD	100	5
22-0628	06/15/2022	1	NEW CONST	565,000	05/08/2023	JD	70	70
		6	CYCL GROWTH				100	100

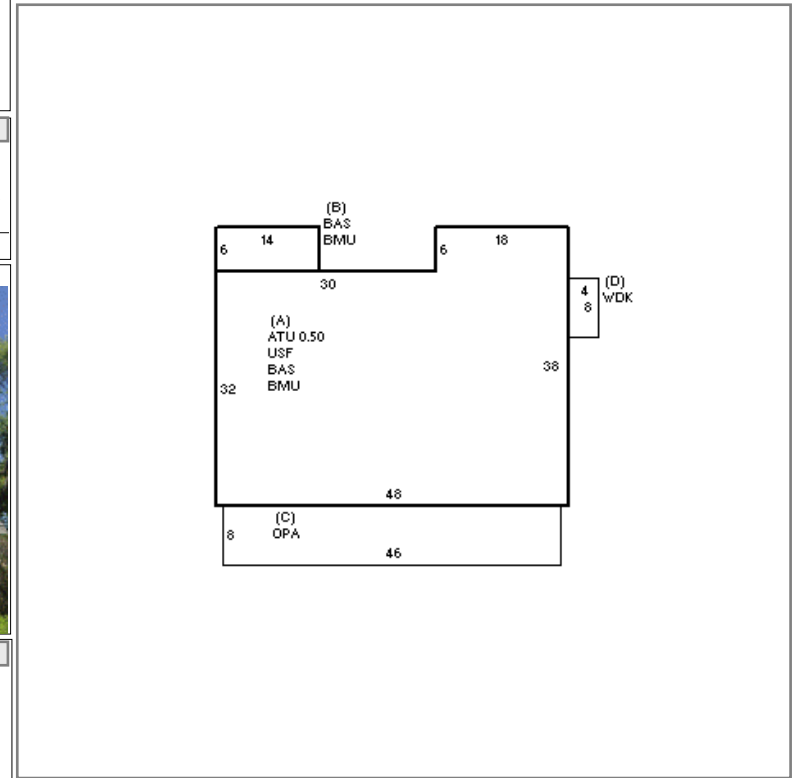
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,597	MB 1.00	100	1.00	1,100,000	2.68	100	1.00	R07	2.50	919,310

TOTAL	13,597 SF	ZONING	FRNT	79	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	919,300	835,700
Infl1	FACTOR 100		BUILDING	973,900	102,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	219,700	195,400		
			TOTAL		2,112,900	1,133,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/08/2023
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/8/2023	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [51%]			

BLDG COMMENTS

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,391,348
NET AREA	3,372	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,728		74.64	128,984		
\$NLA(RCN)	\$413	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,728	2022	348.84	602,798		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,644	2022	317.23	521,534		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	822		66.60	54,745		
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	368		92.70	34,114		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	32		69.13	2,212		
				HEATING/COOLING	11	HW/COOL AIR	1.04		GFP	O	GAS FIREPLACE	2		10,001.70	20,003		
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	30 uc
ECON	0
DEPR	30 % GD 70
RCNLD	\$973,900

Key: 3181

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.089

LEGAL

LAND

DETACHED

BUILDING

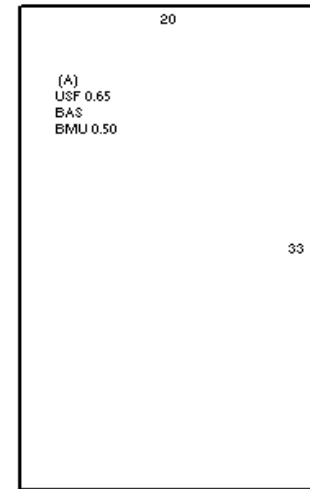
CURRENT OWNER		PARCEL ID	LOCATION		
JOYCE JOSEPH P & TITINE MARIE ANTOINETTE 39 OCEAN AV SCITUATE, MA 02066		8-2-6-0	39 OCEAN AV		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	219,700	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2022	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,089	DETAIL ADJ	1.224
\$NLA(RCN)	\$297	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.65	1.00	
ROOMS	0	1.00	
BEDROOMS	0	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,938	
# 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	12	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	330		63.15	20,840
A	BAS	L	BASE AREA	660	1910	284.60	187,833
A	USF	L	UPPER STORY FIN	429	1910	258.81	111,029
B	WDK	N	WOOD DECK	12		38.42	461

TOTAL RCN	323,101	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1971 / 51	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD	\$219,700	