Key: 3329

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,210

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FONTES GETULIO LE, FONTES JOHN H & PAUL H TR 11 BORDEN RD SCITUATE, MA 02066	28-18-3-0	11 BORDEN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FONTES GETULIO LE,	04/29/2022	F	1	668-189
FONTES AUTA & GETULIO	01/01/1983	QS	60,000	5272-388
VEIGA AUTA H	01/01/1975	XX		(C00052583)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

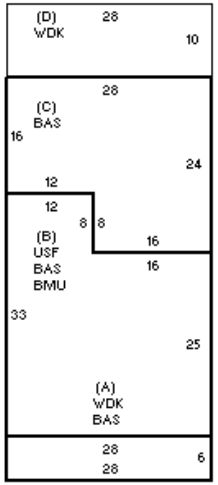
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALTERATIONS		07/25/2005	SJ	80	100
03-378	07/03/2003	3	ALTERATIONS	50,000	07/21/2004	SJ	100	100
92-326	04/28/1992	2	ADDITIONS				100	100
		7	OTHERS				0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,953	OS 1.00	100 1.00	100 1.00	440,000	3.97	100 1.00	R03 1.00			359,080

TOTAL	8,973 SF	ZONING		FRNT	51
Ngh	OCEANSIDE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	359,100	326,400
BUILDING	422,700	381,400
DETACHED	900	800
OTHER	0	0
TOTAL	**782,700**	**708,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED	1987	800	1.10	900

PHOTO 11/27/2006

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/5/2010	SJ
LIST	4/5/2010	EST
REVIEW	4/7/2011	KT

BLDG COMMENTS

FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	2,336	DETAIL ADJ	1.236
$NLA(RCN)	$262	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,933
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,540	1940	242.57	373,559
B	BMU	N	BSMT UNFINISHED	796		50.60	40,281
B	USF	L	UPPER STORY FIN	796	1940	220.59	175,591
+	WDK	N	WOOD DECK	448		38.40	17,203

TOTAL RCN	612,567

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	$422,700		