

Key: 3331

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.212

LEG
A
L

L
A
N
D

D
E
T
A
C
H
E
D

B
U
I
L
D
I
N
G

CURRENT OWNER				PARCEL ID				LOCATION			
JAROS MATTHEW ROBERT 13 BORDEN RD SCITUATE, MA 02066				28-18-4-0				13 BORDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JAROS MATTHEW ROBERT				05/10/2022	QS	720,000	(133843)				
MELLING DANIEL A & CARMEL				06/29/2000	QS	150,000	(97662)				
MCLAUGHLIN EDWARD J TRUST				02/28/2000	QS	130,000	(C00097016)				

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 %
03-460		7	OTHERS		03/27/2023	JD	100 100
00-310	04/15/2003	7	OTHERS		08/22/2022	JD	100 100
		3	ALTERATIONS	30,000	06/01/2005	SJ	100 100
	07/07/2000	3	ALTERATIONS		07/21/2004	SJ	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,335	OS 1.00	100	1.00	440,000	4.25	100	1.00	R03	1.00	357,770

TOTAL	8,320 SF	ZONING	FRNT	56	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	357,800	325,300		
Inf1	FACTOR 100		BUILDING	348,200	303,300		
Inf2	PHY 100		DETACHED	1,100	0		
			OTHER	0	0		
TOTAL				707,100	628,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X14		112	14.21	1,100



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	3/27/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/27/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/22/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,504	DETAIL ADJ	1.236	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	728		11.66	8,486
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	728	2004	264.20	192,335
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	752	1930	240.26	180,674
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BAS	L	BASE AREA	24	1930	264.21	6,341
				FLOOR COVER	24	COMB	1.00	+	OPA	N	OPEN PORCH	189		51.50	9,734
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	321		38.40	12,326
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GEN	O	GENERATOR	1		0.00	
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		1,658.00	1,658

TOTAL RCN	419,464
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$348,200

