Key: 3342

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,223

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
D'ANGELO MICHAEL & HEATHER C 26818 GREENLEAF COURT STEVENSON RANCH, CA 26818	28-17-5-0	16 BORDEN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
D'ANGELO MICHAEL & HEATHE	09/19/2022	QS	635,000	(134497)
MCCARRON JESSICA TR &	03/15/2021	F	100	(131699)
LANE CHRISTOPHER &	09/17/2020	QS	474,000	(130775)

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

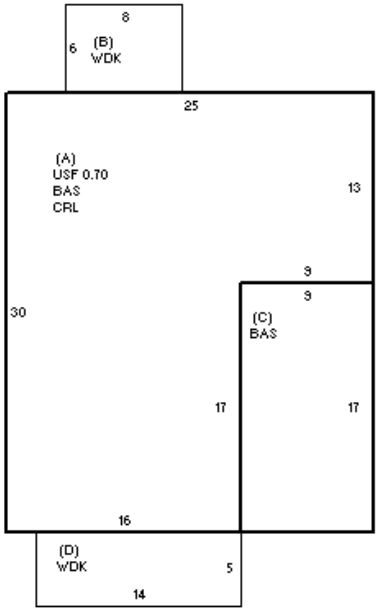
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1225	09/02/2021	3	ALTERATIONS	10,000	06/28/2022	JD	100	100
17-595	09/12/2017	3	ALTERATIONS	10,500	03/26/2018	JD	100	100
95-318	06/01/1995	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,992	OS 1.00	100 1.00	100 1.00	440,000	6.93	100 1.00	R03 1.00			349,440

TOTAL	4,992 SF	ZONING		FRNT	99
Ngh	OCEANSIDE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	349,400	317,700
BUILDING	252,500	224,600
DETACHED	300	300
OTHER	0	0
TOTAL	**602,200**	**542,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		300	1.10	300

PHOTO 03/27/2023

BLDG COMMENTS

MLS

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	3/26/2018	JD
LIST	3/26/2018	JD
REVIEW	3/27/2023	JD

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,168	DETAIL ADJ	1.200
$NLA(RCN)	$284	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.7	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,880
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT 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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	597		12.56	7,497
A	USF	L	UPPER STORY FIN	418	1910	248.67	103,945
+	WDK	N	WOOD DECK	118		38.40	4,531
+	BAS	L	BASE AREA	750	1910	273.45	205,087
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	332,179
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U

EFF.YR/AGE	1991 / 31	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$252,500