

Key: 3388

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.268

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
GOMES LEONILDE V 12 DAYTON ROAD SCITUATE, MA 02066				28-19-9-0				12 DAYTON RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				GOMES LEONILDE V				04/02/2002	QS		1 (101018)	
GOMES FRANCISCO A & LEONI				01/01/1979	XX		60029-0					
DION ANDREW C W AND ANDRE				01/01/1975	XX		(C00053634)					

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 %
21-1091	08/02/2021	3	ALTERATIONS	23,960	06/28/2022	JD	100 100
07-113	03/20/2007	2	ADDITIONS	11,000	06/14/2007	SJ	100 100
92-667	08/01/1992	3	ALTERATIONS				100 100

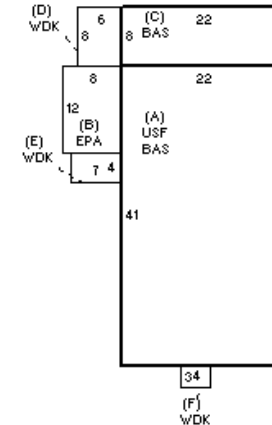
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100 1.00	100 1.00	396,000	6.92	90 0.90	R03	1.00		314,520

TOTAL	5,000 SF	ZONING	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E ... INFL3 = NARROW LOT	LAND	314,500	285,900		
Inf1	FACTOR 100		BUILDING	282,500	251,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	597,000	537,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/28/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	487,133	
NET AREA	1,980	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,078	1910	247.18	266,463	CONDITION ELEM	CD	
\$NLA(RCN)	\$246	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	902	1910	224.79	202,757	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	96		90.20	8,659	INTERIOR	F	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	88		38.40	3,379	KITCHEN	F	
				FLOOR COVER	24	COMB	1.00									BATHS	F	
				INT FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$5,875															
# UNITS		1	1.00															
EFF.YR/AGE 1965 / 57																		
COND 42 42 %																		
FUNC 0																		
ECON 0																		
DEPR 42 % GD 58																		
RCNLD \$282,500																		