Key: 3799

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,619

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GONCALVES PEDRO & FLAVIA V S/O GONCALVES PEDRO & FLAVIA V 47 HAWLEY RD SCITUATE, MA 02066	34-25-8-0	47 HAWLEY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GONCALVES PEDRO & FLAVIA	01/09/2023	F	100	(134934)
GONCALVES PEDRO & FLAVIA	11/10/1992	QS	103,000	(83834)
KUENDIG JOHN T	12/24/1991	QS	55,000	(C00082369)

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

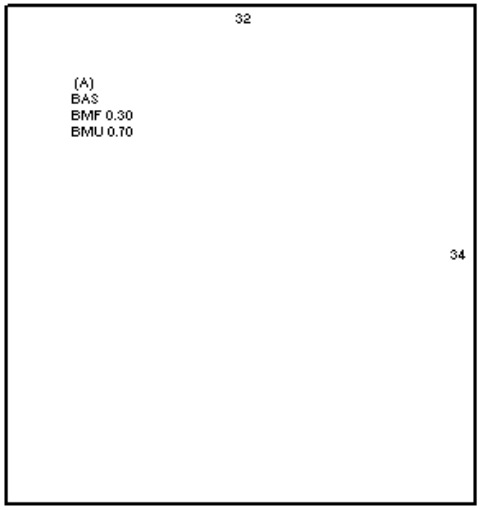
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-577	11/20/2008	3	ALTERATIONS	1,800	07/22/2009	SJ	100	100
95-387	07/01/1995	3	ALTERATIONS				100	100
95-39	01/26/1995	2	ADDITIONS				100	100
91-926	12/23/1991	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,000	OS 1.00	100 1.00	100 1.00	440,000	8.57	100 1.00	R03 1.00			346,280

TOTAL	4,008 SF	ZONING		FRNT	52
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	346,300	314,800
BUILDING	194,600	175,700
DETACHED	0	0
OTHER	0	0
TOTAL	**540,900**	**490,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/24/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/15/2009	PL
LIST	5/15/2009	EST
REVIEW	4/6/2011	ER

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,088	DETAIL ADJ	0.850
$NLA(RCN)	$259	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,400
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	762		46.06	35,096
A	BMF	N	BSMT FINISH-SEP	326		64.66	21,078
A	BAS	L	BASE AREA	1,088	1953	197.81	215,222
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	282,077
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	$194,600		