

Key: 4103

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.921

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GULA BENJAMIN & MICHELLE 31 THOMAS AV SCITUATE, MA 02066				38-8-5-0				31 THOMAS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GULA BENJAMIN & MICHELLE				10/02/2020	QS	705,000	(130877)				
O'BRIEN EDWARD H JR &				06/15/1994	QS	180,000	(86504)				
O'NEILL DAVID & MARCIA M				10/17/1979	XX		62696-0				

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	%
5-396		2	ADDITIONS	40,000	07/26/2006	SJ	100	100
05-30	01/20/2005	3	ALTERATIONS	15,000	06/21/2005	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,006	SC 1.00	100	1.00	396,000	3.57	100	1.00	R03	0.90	325,090

TOTAL	10,006 SF	ZONING	FRNT	185	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	325,100	312,000
Inf1	FACTOR 100		BUILDING	465,600	414,200		
Inf2	PHY 100		DETACHED	16,200	15,400		
			OTHER	0	0		
					TOTAL	806,900	741,600

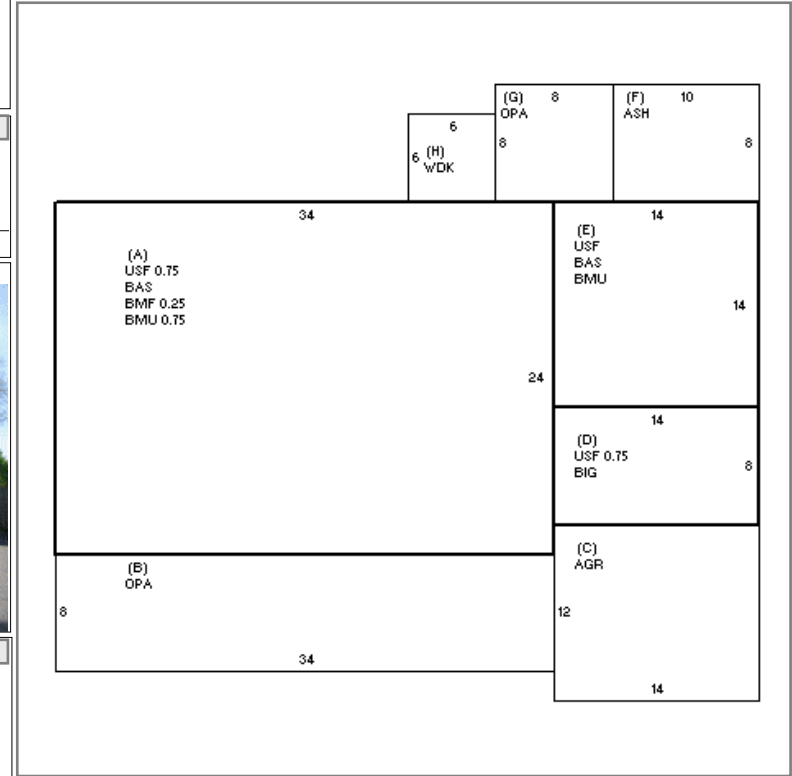
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	20 0.80	1970	416	36.44	12,100
HTB	A	1.00	20 0.80		1	5,181.80	4,100



BLDG COMMENTS

MLS

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/13/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	10/3/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	1,904	DETAIL ADJ	1.122
\$NLA(RCN)	\$298	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,925
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	808		51.68	41,759
A	BMF	N	BSMT FINISH-SEP	204		72.55	14,801
A	BAS	L	BASE AREA	816	1951	251.06	204,867
+	USF	L	UPPER STORY FIN	696	1951	228.31	158,907
+	OPA	N	OPEN PORCH	336		56.65	19,034
C	AGR	N	ATT GARAGE	168		58.02	9,747
D	BIG	N	BUILT-IN GARAGE	112		65.10	7,291
E	BAS	L	BASE AREA	196	2005	251.06	49,209
E	USF	L	UPPER STORY FIN	196	2005	228.32	44,750
F	ASH	N	ATT SHED	80		24.59	1,967
H	WDK	N	WOOD DECK	36		42.23	1,520
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	567,786
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$465,600