

Key: 4251

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.039

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JULIAN BRETT D & ABBAMONTE KEIRA L 39 MARION ROAD EXT SCITUATE, MA 02066				39-3-15-A				39 MARION ROAD EXT			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
JULIAN BRETT D & ALEXANDER JONATHAN & LISA				06/20/2019	QS	590,000 (128673)					
FARRIS PAUL M &				07/10/2017	QS	539,500 (125425)					
				06/09/2006	QS	429,900 (109156)					

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	%
21-535	05/24/2021	3	ALTERATIONS	13,000	07/15/2021	JD	100	100
12-740	12/04/2012	7	OTHERS		06/26/2018	JD	100	100
		2	ADDITIONS	10,000	07/16/2013	SJ	100	100
		3	ALTERATIONS		07/08/2008	SJ	100	100
02-683	12/05/2002	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,019 SF	ZONING	FRNT	92	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	410,000	364,800		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	772,400	694,300		

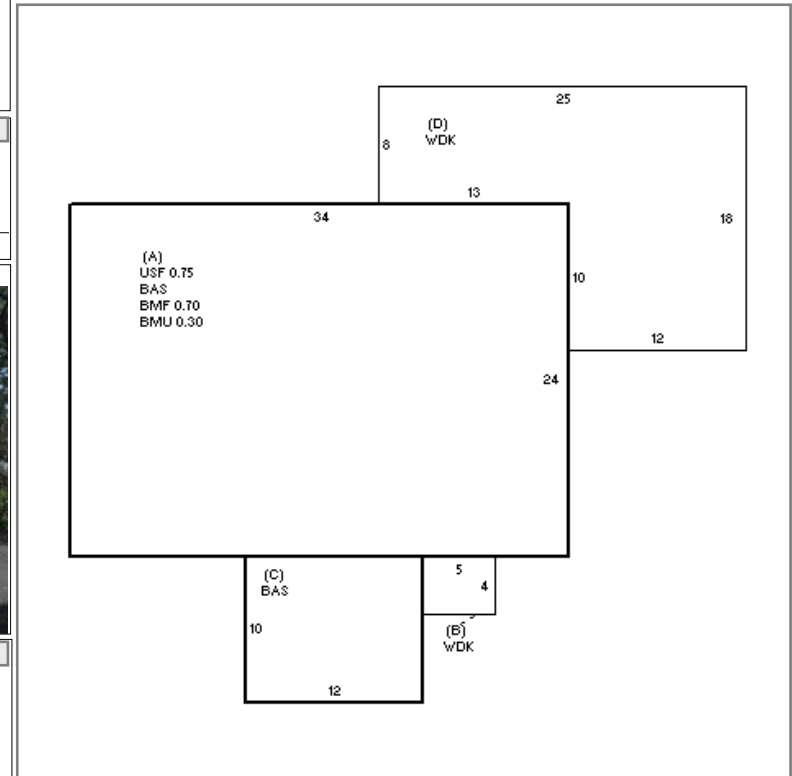
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	12 X 10	2007	120	13.93
							1,200



BLDG COMMENTS

MLS

BUILDING	CD	ADJ	DESC	MEASURE	3/2/2022	JD
MODEL	1		RESIDENTIAL	LIST	3/2/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/15/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	436,191			
NET AREA	1,548	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	245		50.18	12,295	CONDITION ELEM	CD			
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	571		70.45	40,225	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1985	216.59	132,555	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	340		38.40	13,056	KITCHEN	V			
				FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	936	1985	238.17	222,930	BATHS	V			
				INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	V				
				HEATING/COOLING	2	HOT WATER	1.02	GEN	O	GENERATOR	1		0.00		HEAT	U				
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1		1,505.00	1,505	ELECT	U				
																		EFF.YR/AGE	2016 / 6	
																		COND	6 6 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	6 % GD 94	
																		RCNLD	\$410,000	