

Key: 4293

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.064

LEGAL

LAND

DETACHED

BUILDING

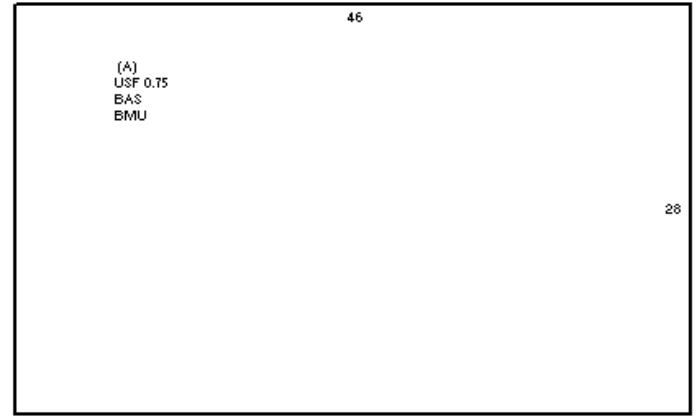
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|------------|--|--|--|
| TOMPKINS JAMES & GARCIA PAULA 31 PARK AV SCITUATE, MA 02066 | | | | 39-26-8-0 | | | | 31 PARK AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| TOMPKINS JAMES & PETTY STEPHANIE | | | | 07/31/2015 | QS | 521,000 | 45873-240 | | | | |
| CRUISE PATRICIA C TRS | | | | 11/29/2011 | QS | 430,000 | 40647-125 | | | | |
| | | | | 08/31/2010 | O | 325,000 | 38919-293 | | | | |

| 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 | % |
| 03-138 | 04/03/2003 | 1 | NEW CONST | 150,000 | 06/10/2011 | SJ | 100 | 100 |
| | | 1 | NEW CONST | | 07/24/2006 | SJ | 100 | 100 |
| | | 1 | NEW CONST | | 06/20/2005 | SJ | 100 | 90 |
| | | 1 | NEW CONST | | 08/02/2004 | SJ | 100 | 100 |
| | | 4 | DEMO | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|---------|-------|-------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 17,800 | OS 1.00 | 100 | 1.00 | 100 | 1.00 | 440,000 | 2.08 | 100 | 1.00 | R03 1.00 | 374,450 |

| TOTAL | 17,800 SF | ZONING | FRNT | 102 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | OCEANSIDE | NOTE | LAND | 374,500 | 340,400 | | |
| Infl1 | FACTOR 100 | | BUILDING | 445,000 | 400,500 | | |
| Infl2 | PHY 100 | | DETACHED | 500 | 500 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 820,000 | 741,400 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 | | 40 | 17.03 | 500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/10/2011 | SJ |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/10/2011 | SJ |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 4/1/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 2003 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 549,421 | | | | | | | | | | | | | | | |
|----------------|-----------|------------|-------|---|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|------|--|-------|----|---------|
| NET AREA | 2,254 | DETAIL ADJ | 1.133 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,288 | | 44.12 | 56,828 | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$244 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 1,288 | 2003 | 223.55 | 287,934 | | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 966 | 2003 | 203.30 | 196,384 | | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | GFP | O | GAS FIREPLACE | 1 | | 5,556.00 | 5,556 | | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 13 | COMB | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | | INTERIOR | | KITCHEN | | BATHS | | HEAT | | ELECT | | |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2003 / 19</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>18</td> <td>18 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>19</td> <td>% GD 81</td> </tr> </tbody> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 2003 / 19 | | COND | 18 | 18 % | FUNC | 0 | | ECON | 0 | | DEPR | 19 | % GD 81 |
| EFF.YR/AGE | 2003 / 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 18 | 18 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 19 | % GD 81 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$445,000</td> </tr> </thead> </table> | | | | | | | | | | | | | | RCNLD | \$445,000 | | | | | | | | | | | | | |
| RCNLD | \$445,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

BUILDING