Key: 4380

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,150

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RIBEIRO MANUEL M & MARIA M 15 CURTIS AVENUE SCITUATE, MA 02066	39-10-1-0	15 CURTIS AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RIBEIRO MANUEL M & MARIA	04/08/1987	QS		7807-25
GEGAN ELIZABETH L ET AL		XX		1843-474
HANSMAN ROBERT J		XX		2932-219

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

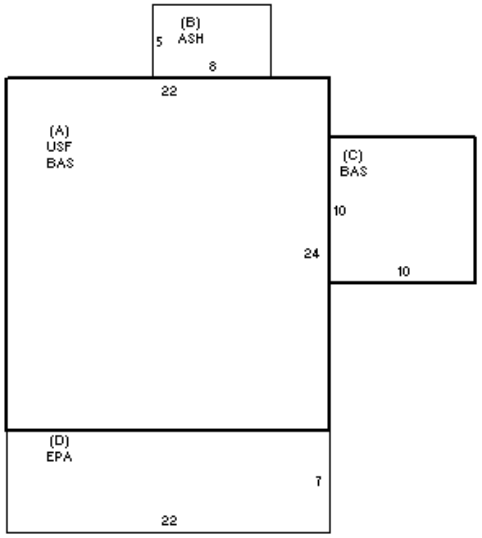
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100 1.00	100 1.00	440,000	6.92	100 1.00	R03 1.00			349,460

TOTAL	5,000 SF	ZONING		FRNT	175
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	349,500	317,700
BUILDING	113,200	106,300
DETACHED	200	200
OTHER	0	0
TOTAL	**462,900**	**424,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			20	17.03	200

PHOTO 10/17/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/3/2009	PL
LIST	6/3/2009	EST
REVIEW	4/1/2011	ER

BLDG COMMENTS

FY12 STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,156	DETAIL ADJ	1.140
$NLA(RCN)	$272	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,736
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	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
+	BAS	L	BASE AREA	628	1925	260.50	163,593
A	USF	L	UPPER STORY FIN	528	1925	236.90	125,081
B	ASH	N	ATT SHED	40		22.35	894
D	EPA	N	ENCLOSED PORCH	154		90.20	13,891
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	314,434
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70	
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36
RCNLD		$113,200