

Key: 4399

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.168

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VEIGA GREGORY GOMES ALVES JR 31 SCITUATE AV SCITUATE, MA 02066				39-13-4-F1				31 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VEIGA GREGORY GOMES ALVES				04/19/2011	A	240,000	39854-155				
VEIGA GREGORY & ANTONIA &				11/15/2010	A	120,000	39260-348				
VEIGA GREGORY & ANTONIA				07/10/1979	QS	47,000	4685-427				

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	%
22-0528	05/23/2022	3	ALTERATIONS	12,000	07/14/2022	JD	100	100
92-809	11/04/1992	7	OTHERS				100	100

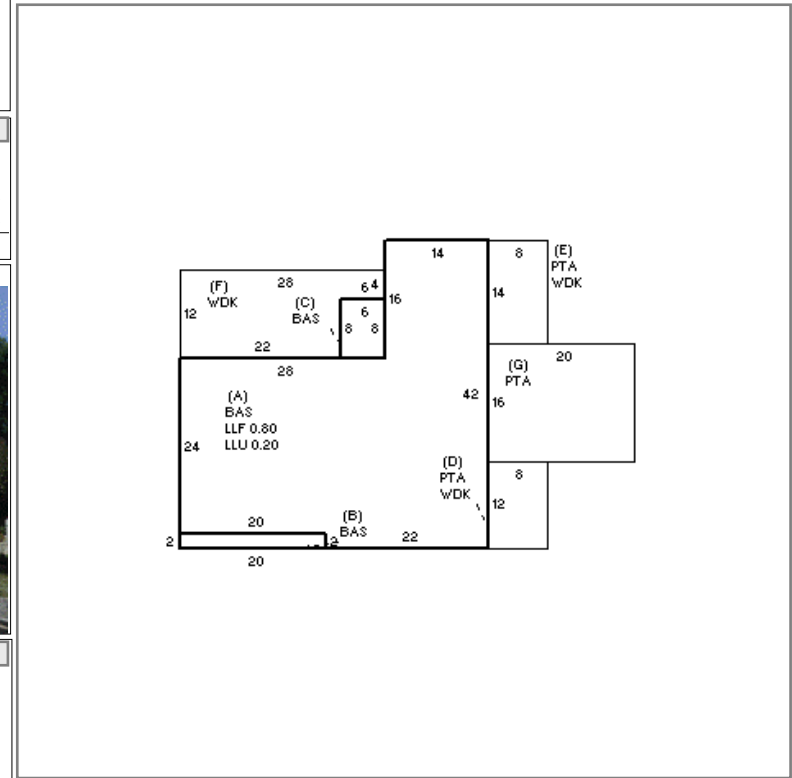
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,500 OS	1.00	100	1.00	440,000	3.75	100	1.00	R03	1.00	360,200

TOTAL	9,500 SF	ZONING		FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	360,200	327,500		
Inf1	FACTOR 100		BUILDING	319,600	284,400			
Inf2	PHY 100		DETACHED	2,100	2,000			
			OTHER	0	0			
				TOTAL	681,900	613,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12 X 10		120	13.93	1,200
SHF	A	1.00	30 0.70 8 X 10		80	15.97	900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,385	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	255		57.55	14,676
\$NLA(RCN)	\$191	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	1,021	1961	136.73	139,604
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	+	BAS	L	BASE AREA	1,364	1961	198.23	270,391
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	496			38.40	19,046
ROOMS	10	1.00	FLOOR COVER	34	COMB	1.00	+	PTA	N	PATIO	528			14.90	7,867
BEDROOMS	6	1.00	INT FINISH	1	PLASTER	1.00		GEN	O	GENERATOR	1			0.00	
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03									
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00									
TOT FIXTURES	6	\$4,944													
# UNITS	1	1.00													

TOTAL RCN	456,528
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$319,600