

Key: 4566

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.330

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MVSC LLC PO BOX 881 SCITUATE, MA 02066				40-6-14-0				65 BROCKTON AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MVSC LLC				10/01/2012	F	1 (118080)					
VAZZA MICHAEL L				07/11/2008	F	1 (112208)					
VAZZA LOUIS A & JEAN E				01/01/1964	QS	(33314)					

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	R08 1.00	349,460

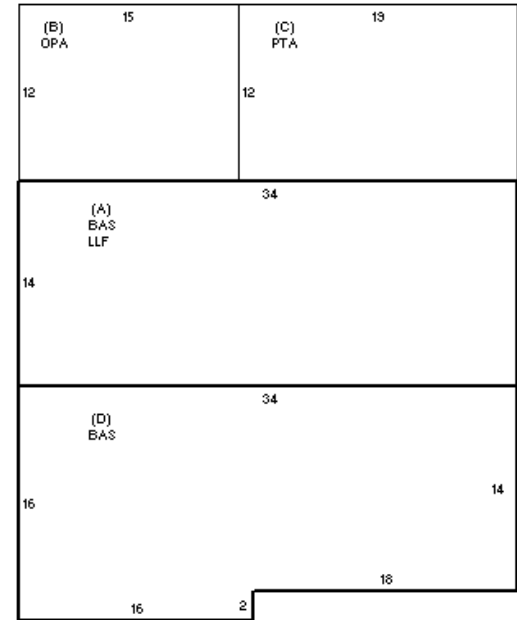
TOTAL	5,000 SF	ZONING		FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700			
Infl1	FACTOR 100		BUILDING	233,700	208,100			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	583,200	525,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2010	RD
MODEL	1		RESIDENTIAL	LIST	9/29/2010	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,460	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6	1.00		FLOOR COVER	34	COMB	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	6	\$4,944					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	476	1963	152.91	72,784
B	OPA	N	OPEN PORCH	180		51.50	9,270
C	PTA	N	PATIO	228		14.90	3,397
+	BAS	L	BASE AREA	984	1963	221.68	218,137
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	315,813
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$233,700