Key: 4804

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,556

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CURRAN DEBORAH M 388 BRONXVILLE ROAD BRONXVILLE, NY 10708	44-2-2-B	43 GATES CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CURRAN DEBORAH M	10/24/1997	F	100	15583-133
DEE HELEN H	01/01/1966	XX		3237-210
BONGARZONE R M INC	01/01/1960	XX		2710-45

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

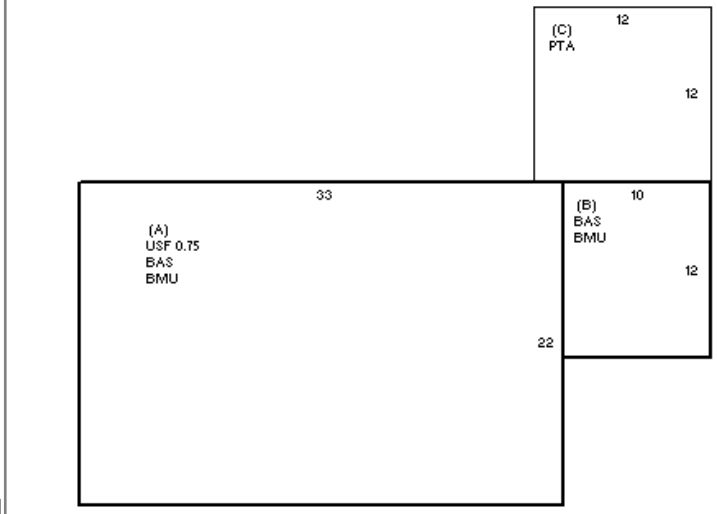
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,100	SC 1.00	100 1.00	100 1.00	396,000	1.86	100 1.00	R04 0.90			340,090

TOTAL	20,100 SF	ZONING		FRNT	126
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,100	326,400
BUILDING	283,900	252,600
DETACHED	0	0
OTHER	0	0
TOTAL	**624,000**	**579,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/30/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/5/2010	PL
LIST	10/5/2010	EST
REVIEW	3/30/2011	ER

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,391	DETAIL ADJ	1.122
$NLA(RCN)	$276	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,488
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	846		49.59	41,956
+	BAS	L	BASE AREA	846	1965	244.32	206,697
A	USF	L	UPPER STORY FIN	545	1965	222.19	121,091
C	PTA	N	PATIO	144		14.90	2,146
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	383,659

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		$283,900