

Key: 5651

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.379

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CURRENT OWNER				PARCEL ID				LOCATION			
GARCIA IVO & ROBIN G TRS 1676 NEW SCOTLAND ROAD SLINGERLANDS, NY 12159				46-1-1-0				91 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GARCIA IVO & ROBIN G TRS				12/27/2022	F	1	57548-325				
GARCIA IVO & ROBIN G				04/22/2002	QS	470,000	21942-12				
DUNN EDWARD J & ELEANOR				05/09/1980	XX		4825-64				

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	%
23-110	02/02/2023	3	ALTERATIONS	34,900	05/23/2023	JD	100	100
12-642	10/30/2012	3	ALTERATIONS	25,000	07/17/2013	SJ	100	100
94-347	07/28/1994	3	ALTERATIONS				100	100
93-20	01/11/1993	3	ALTERATIONS				100	100
92-296	04/17/1992	3	ALTERATIONS				100	100

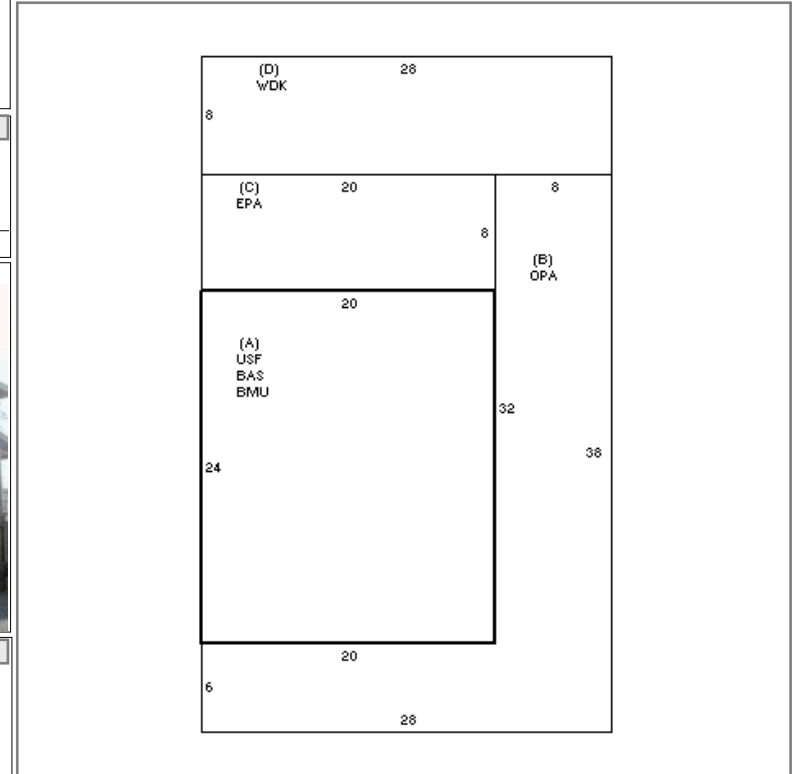
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,540	OS 1.00	100	1.00	100	1.00	660,000	7.59	100	1.00	WF6 1.50	522,090

TOTAL	4,530 SF	ZONING	FRNT	38	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	522,100	474,600		
Inf1	FACTOR 100		BUILDING	226,600	153,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			TOTAL	748,700	628,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/23/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/24/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	354,046		
NET AREA	960	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	480		61.76	29,645	CONDITION ELEM	CD		
\$NLA(RCN)	\$369	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	480	1920	290.15	139,270	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	480	1920	263.86	126,651	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	424		51.50	21,836	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	C	EPA	N	ENCLOSED PORCH	160		90.20	14,432	BATHS	A		
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	224		38.40	8,602	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$226,600