Key: 6100

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,801

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NEIL JOHN D 10 CURTIS ROAD SCITUATE, MA 02066	28-18-9-0	10 CURTIS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NEIL JOHN D	12/21/2018	F	100	(127932)
ALONGI SAMANTHA & NEIL JO	06/19/2015	V	300,000	(121997)
VANARIA SALVATORE J TR	03/02/1984	QS		(68995)

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

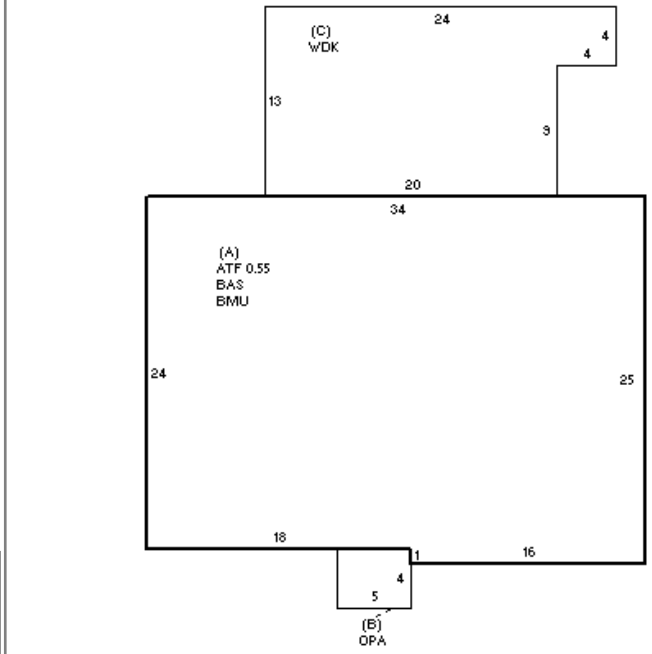
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0869	08/18/2022	3	ALTERATIONS	15,000	03/27/2023	JD	100	100
16-590	10/04/2016	3	ALTERATIONS	14,000	07/10/2017	SJ	100	100
15-678	10/13/2015	3	ALTERATIONS	9,400	06/30/2016	SJ	100	100
98-55	02/27/1998	3	ALTERATIONS				100	100
SS18		5	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,699	OS 1.00	100 1.00	100 1.00	440,000	2.34	100 1.00	R03 1.00			371,180

TOTAL	15,699 SF	ZONING		FRNT	50
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	371,200	337,400
BUILDING	246,300	212,400
DETACHED	1,300	500
OTHER	0	0
TOTAL	**618,800**	**550,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	14X8		112	14.21	1,300

PHOTO 03/27/2023

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	3/27/2023	JD
LIST	3/27/2023	EST
REVIEW	3/18/2011	ER

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,290	DETAIL ADJ	1.100
$NLA(RCN)	$265	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.55	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,280
# 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	832		49.89	41,507
A	BAS	L	BASE AREA	832	1954	244.17	203,149
A	ATF	L	ATTIC FINISH	458	1954	157.76	72,254
B	OPA	N	OPEN PORCH	20		51.50	1,030
C	WDK	N	WOOD DECK	276		38.40	10,598
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	342,057

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1977 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$246,300