

Key: 6616

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.317

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BIANCHI MARK & JOELL R TRS 19 NEAL GATE ST SCITUATE, MA 02066				62-2-5-0				19 NEAL GATE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BIANCHI MARK & JOELL R TR				02/28/2019	F	100	50851-59				
BIANCHI MARK & JOELL R				06/17/2005	V	1,525,000	30733-118				
IVAS DONALD J & NANCY A				08/30/2002	QS	1,250,000	22754-159				

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	%
12-552	09/24/2012	3	ALTERATIONS	100,000	08/27/2013	SJ	100	100
12-555	09/24/2012	3	ALTERATIONS	30,000	08/27/2013	SJ	100	100
		5	SPLIT/SUB/LA		05/04/2006	SJ	100	100
		7	OTHERS		05/04/2006	SJ	100	100
05-061	02/16/2005	3	ALTERATIONS	10,000	08/01/2005	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 GB	1.00	100	1.00	660,000	1.00	100	1.00	RV1	1.50	606,060
300	A	1.373 GB	1.00	100	1.00	26,730	1.00	W90	0.90	RV1	1.50	36,700

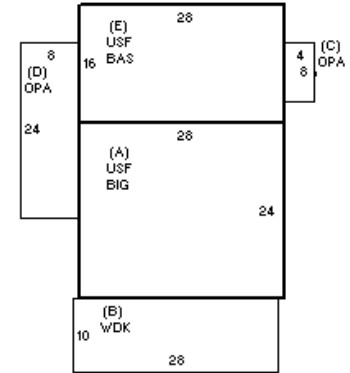
TOTAL	2.291 Acres		ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH		NOTE IN M58 - LPI = NOT RIVERFRONT	LAND		642,800	586,200	
Inf1	FACTOR 100			BUILDING		292,000	259,600	
Inf2	PHY 100			DETACHED		29,400	27,900	
				OTHER		0	0	
				TOTAL		964,200	873,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20 10 0.90	20 X 40	2013	800	40.77	29,400



BUILDING	CD	ADJ	DESC	MEASURE	8/27/2013	SJ
MODEL	1		RESIDENTIAL	LIST	5/4/2006	EST
STYLE	18	1.00	GAR/QTRS [100%]	REVIEW	3/15/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
YR BLT=EST



YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,568	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5		1.00	FLOOR COVER	13	COMB	1.00
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	1		1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	3	\$2,448					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	369,615
A	BIG	N	BUILT-IN GARAGE	672		42.10	28,293	CONDITION ELEM CD	
+	USF	L	UPPER STORY FIN	1,120	1990	196.32	219,874	EXTERIOR	
B	WDK	N	WOOD DECK	280		38.40	10,752	INTERIOR	
+	OPA	N	OPEN PORCH	224		51.50	11,536	KITCHEN	
E	BAS	L	BASE AREA	448	1990	215.88	96,712	BATHS	
								HEAT	
								ELECT	

EFF.YR/AGE	2000 / 22	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$292,000	