

Key: 6834

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.529

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BIANCHI MARK & JOELL R TRS 17 NEAL GATE ST SCITUATE, MA 02066				62-2-6-0				17 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	F	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 %
05-300		3	ALTERATIONS	750,000	08/13/2007	SJ	100 100
		3	ALTERATIONS		06/30/2006		100 100
		5	SPLIT/SUB/LA		05/04/2006	SJ	100 100
05-300		3	ALTERATIONS	750,000			100 100
		7	OTHERS				100 100

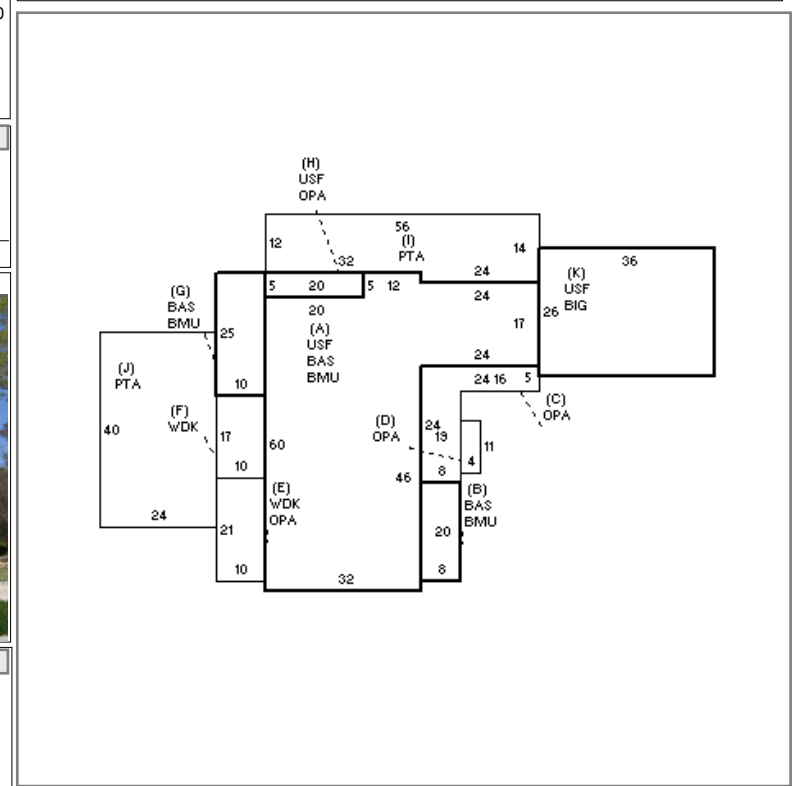
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	GB 1.00	100	1.00	1,540,000	1.00	100	1.00	RF3	3.50	1,414,140
300	A	7,962	GB 1.00	100	1.00	69,300	0.65	100	1.00	RF3	3.50	356,770

TOTAL	8.880 Acres	ZONING	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	1,770,900	1,395,400
Inf1	FACTOR 100		BUILDING	2,626,900	2,232,100		
Inf2	PHY 100		DETACHED	117,500	111,900		
			OTHER	0	0		
					<b>TOTAL</b>	<b>4,515,300</b>	<b>3,739,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	G	1.20	20 0.80	185X4	1992	740	198.44
							117,500



BLDG COMMENTS
FY12 FR-COL TO NEW STYLE



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/13/2015	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	3/14/2011	ER
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,090,501
NET AREA	6,222	DETAIL ADJ	1.404	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,798		69.26	193,797		
\$NLA(RCN)	\$497	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	2,798	2007	445.90	1,247,623		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	3,424	2007	405.50	1,388,421		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	626		92.70	58,030		
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	380		69.12	26,266		
				INT FINISH	2	DRYWALL	1.00	+	PTA	N	PATIO	1,680		26.82	45,058		
				HEATING/COOLING	11	HW/COOL AIR	1.04	K	BIG	N	BUILT-IN GARAGE	936		98.52	92,216		
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		14,830.20	14,830		

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	12	\$24,260
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85

RCNLD	\$2,626,900
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