

Key: 703

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 642

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FORD ANDREW J & DIANE L 39 FAIRVIEW AVE SCITUATE, MA 02066				37-3-1-0				39 FAIRVIEW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FORD ANDREW J & DIANE L				01/25/1999	H	169,000	17079-147				
TRAVERS JOHN J & NANCY S				01/01/1960	XX		2744-292				
TRAVERS JOHN J				01/01/1954	XX		2314-422				

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	%
02-095	02/20/2002	2	ADDITIONS				100	100
90-526	08/30/1990	3	ALTERATIONS				100	100

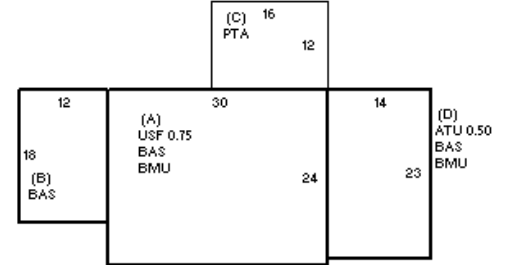
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,903	SC 1.00	100	1.00	396,000	2.19	100	1.00	R03	0.90	335,770

TOTAL	16,903 SF	ZONING	FRNT	232	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E IN M32. . . .			LAND	335,800	322,200
Infl1	FACTOR 100		BUILDING	310,400	280,100		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	646,400	602,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	1975	200	1.10	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/22/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/22/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	449,850
NET AREA	1,798	DETAIL ADJ	1.056	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,042		46.60	48,562	CONDITION ELEM CD	
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	11	ASPH SHINGLE	0.96	A	USF	L	UPPER STORY FIN	540	1951	197.58	106,691	EXTERIOR	
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,258	1951	217.26	273,316	INTERIOR	
STORIES	1.75	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	192		14.90	2,861	KITCHEN	
ROOMS	6	1.00		FLOOR COVER	99	N/A	1.00	D	ATU	N	ATTIC UNF	161		37.00	5,957	BATHS	
BEDROOMS	3	1.00		INT FINISH	99	N/A	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT		
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00								ELECT		
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00								EFF.YR/AGE 1972 / 50		
TOT FIXTURES	5	\$4,224													COND 31 31 %		
# UNITS	1	1.00													FUNC 0		
															ECON 0		
															DEPR 31 % GD 69		
															RCNLD \$310,400		