

Key: 10967

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.504

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LAND

CURRENT OWNER				PARCEL ID				LOCATION					
GRANDE RICHARD L TR 40 SPRING ST HINGHAM, MA 02043				34-1-1-0				146 OCEANSIDE DR					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
GRANDE RICHARD L TR				05/05/2015	F	10	(121779)						
GRANDE RICHARD L				01/26/2006	F	1	(108602)						
GRANDE CELIA M				03/31/2004	QS	890,000	(105083)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,400	OS 1.00	100	1.00	100	1.00	704,000	4.22	100	1.00	WF7 1.60	572,670

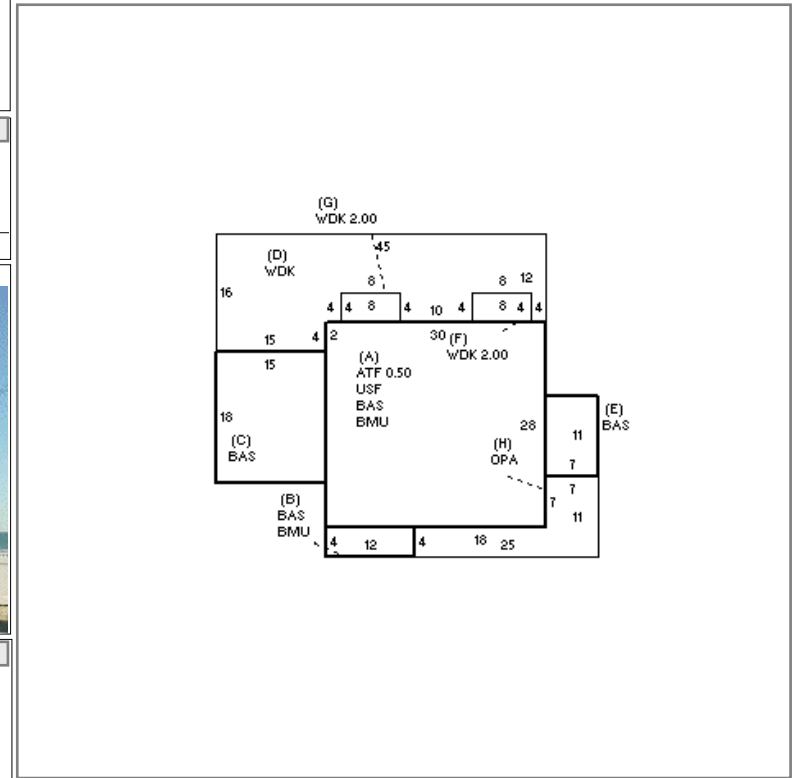
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-416	09/10/2010	3	ALTERATIONS	7,646	07/06/2011	SJ	100	100
		6	CYCL GROWTH		07/25/2006	SJ	100	100
06-049	02/02/2006	3	ALTERATIONS	33,000	09/12/2006	SJ	100	100
90-24	01/30/1990	2	ADDITIONS				100	100

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TOTAL	8,407 SF	ZONING	FRNT	35	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	572,700	520,600
Inf1	FACTOR 100		BUILDING	511,000	460,600		
Inf2	PHY 100		DETACHED	13,100	12,400		
			OTHER	0	0		
					TOTAL	1,096,800	993,600

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70		360	51.11	12,900
SHF	A	1.00	10 0.90		10	17.03	200



BLDG COMMENTS
FY12 QUALITY CHANGE FROM VGD TO AVG+ PER FIELD REVIEW.

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BUILDING	CD	ADJ	DESC	MEASURE	4/30/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/30/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	681,398
NET AREA	2,495	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	888		53.72	47,703		
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	840	1930	233.05	195,765		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	420	1930	165.58	69,544		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,235	1930	256.27	316,499		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	664		42.24	28,048		
				INT FINISH	1	PLASTER	1.00	H	OPA	N	OPEN PORCH	149		56.65	8,441		
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063		
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1990 / 32
																COND	25 25%
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$511,000