

Key: 2752

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.655

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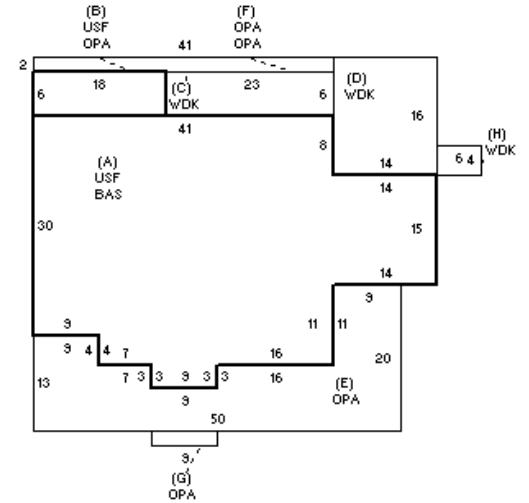
CURRENT OWNER				PARCEL ID				LOCATION				
OPPICI BRIAN J & CHRISTINA M 70 SURFSIDE RD SCITUATE, MA 02066				15-3-10-0				70 SURFSIDE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
OPPICI BRIAN J & CHRISTINA MA REALTY INVEST LLC				11/13/2020	QS	1,430,000	(131092)					
COTTER ELIZABETH A & ROBE				09/26/2018	P	290,000	(112913)					
				01/23/2009	F	1	(112913)					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,451	MB 1.00	100	1.00	594,000	2.53	W90 0.90	WV3 1.50			498,360

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	%
18-897	12/20/2018	1	NEW CONST	370,000	03/27/2019	JD	100	40
18-897	12/20/2018	1	NEW CONST	370,000	06/18/2019	JD	100	50
18-897	12/20/2018	1	NEW CONST	370,000	03/03/2020	JD	100	85
18-897	12/20/2018	1	NEW CONST	370,000	11/05/2020	JD	100	100
18-340	05/30/2018	1	NEW CONST		07/17/2018	JD	100	0

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TOTAL	14,451 SF	ZONING	FRNT	72	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E			LAND	498,400	392,700
Infl1	FACTOR 100		BUILDING	1,196,400	998,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,694,800	1,391,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	3/27/2019	JD
MODEL	1		RESIDENTIAL	LIST	3/27/2019	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	11/5/2020	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,233,380
NET AREA	3,298	DETAIL ADJ	1.362	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,595	2019	356.53	568,670		
\$NLA(RCN)	\$374	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,703	2019	324.23	552,161		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	960		72.10	69,216		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	330		53.76	17,741		
				FLOOR COVER	1	HARDWOOD	1.00		GEN	O	GENERATOR	1		0.00			
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		7,778.40	7,778		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHOWER	1		2,559.20	2,559		
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		8	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		10	\$15,254														
# UNITS		1	1.00														
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	2019 / 3
																COND	3 3 %
																FUNC	0
																ECON	0
																DEPR	3 % GD 97
																RCNLD	\$1,196,400