

Key: 2795

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.698

LEGAL

LAND

DETACHED


BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| ZHANG JOHN & WU QIONG 60 MILL ST LINCOLN, MA 01773 | | | | 15-1-45-0 | | | | 91 SURFSIDE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| ZHANG JOHN & WU QIONG | | | | 04/19/2017 | V | 880,000 | (125010) | | | | |
| HUMMEL ROBERT A & PHYLLIS | | | | 12/17/1999 | D | 635,000 | (96723) | | | | |
| ATWOOD JACK M | | | | 07/25/1997 | QS | 275,000 | (C00091780) | | | | |

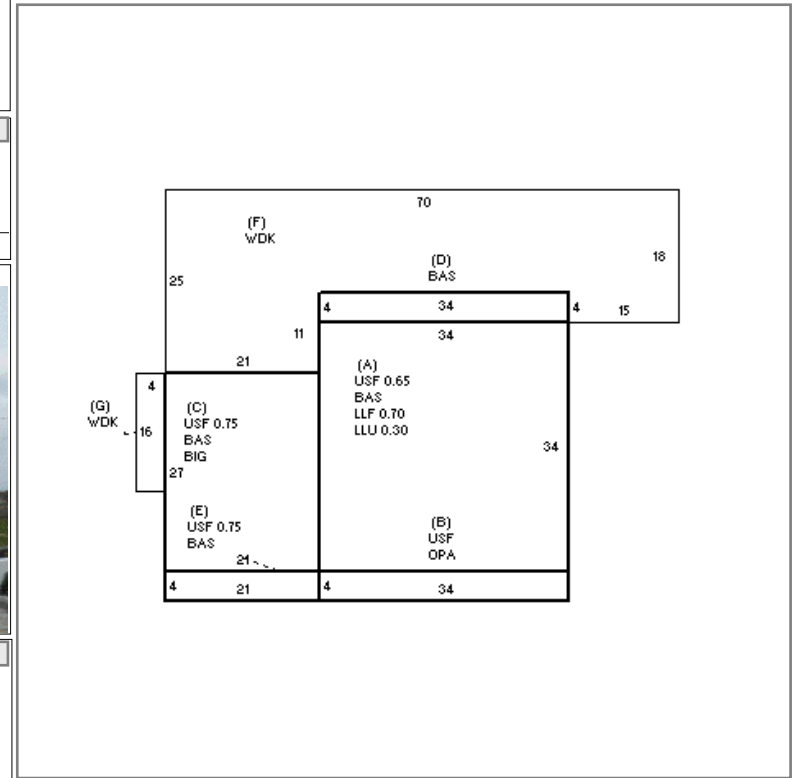
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 17-407 | 06/27/2017 | 3 | OTHERS | 50,000 | 09/26/2022 | JD | 100 | 100 |
| 17-407 | 06/27/2017 | 3 | ALTERATIONS | 50,000 | 06/27/2017 | SJ | 100 | 5 |
| 14-087 | 03/14/2014 | 3 | ALTERATIONS | 48,200 | 08/15/2018 | JD | 100 | 100 |
| 14-087 | 03/04/2014 | 3 | ALTERATIONS | 48,200 | 06/30/2015 | SJ | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|-----------|------|-------|------|----------|------------|-----------|
| 100 | S | 11,892 | MB 1.00 | 100 | 1.00 | 1,100,000 | 3.04 | 100 | 1.00 | WF2 2.50 | | 911,870 |

| TOTAL | 11,892 SF | ZONING | N O T E | FRNT | 75 | ASSESSED | 911,900 | CURRENT | 1,043,200 | PREVIOUS | 829,000 |
|-------|------------|--------|---------|------|----|----------|-----------|---------|-----------|----------|---------|
| Ngh | MINOT BCH | | | | | LAND | 911,900 | | 1,043,200 | | 829,000 |
| Infl1 | FACTOR 100 | | | | | BUILDING | | | | | 872,600 |
| Infl2 | PHY 100 | | | | | DETACHED | 0 | | 0 | | 0 |
| | | | | | | OTHER | 0 | | 0 | | 0 |
| | | | | | | TOTAL | 1,955,100 | | 1,701,600 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 06/12/2014 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |

| BUILDING | CD | ADJ | DESC | MEASURE | 9/23/2015 | SJ |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/23/2015 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 8/15/2018 | JD |
| QUALITY | V | 1.40 | VERY GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| BLDG COMMENTS | LLF=2BR/FR/BATH/FP |
|---------------|--------------------|
|---------------|--------------------|

| YEAR BLT | 1966 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,272,142 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|
| NET AREA | 4,128 | DETAIL ADJ | 1.133 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 347 | | 83.39 | 28,935 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$308 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | LLF | L | LOWER LEVEL FIN | 809 | 1966 | 198.11 | 160,275 | EXTERIOR | G |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,376 | 1966 | 261.20 | 359,411 | INTERIOR | G |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | OPA | N | OPEN PORCH | 136 | | 72.10 | 9,806 | KITCHEN | G |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | C | BIG | N | BUILT-IN GARAGE | 567 | | 67.85 | 38,472 | BATHS | G |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | + | BAS | L | BASE AREA | 1,943 | 1966 | 287.22 | 558,078 | HEAT | U |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | + | WDK | N | WOOD DECK | 1,335 | | 53.76 | 71,770 | ELECT | U |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | F22 | O | FPL 2S 2OP | 1 | | 15,827.00 | 15,827 | | |
| | | | | | | | | | SNA | O | SAUNA | 1 | | 11,803.40 | 11,803 | | |

| EFF.YR/AGE | 2004 / 18 |
|------------|-------------|
| COND | 17 17 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 18 % GD 82 |
| RCNLD | \$1,043,200 |