

Key: 3077

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.983

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
FLEMING JOHN P & DIANNE M 7 SURFSIDE RD SCITUATE, MA 02066				15-1-6-0				7 SURFSIDE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FLEMING JOHN P & DIANNE M				11/27/2013	QS	1,775,000	43866-279					
MURMES MATTHEW FRIEDFERTI				11/27/2013	F	1	43866-265					
FRIEDFERTIG ARNOLD M &				08/01/2008	O	2,000,000	36239-308					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,845 MB	1.00	100	1.00	1,760,000	1.43	100	1.00	WF5	4.00	1,549,090

LAND

TOTAL	26,845 SF	ZONING	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE IN M8....	LAND	1,549,100	1,408,300		
Inf1	FACTOR 100		BUILDING	1,960,000	1,618,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			TOTAL	3,509,100	3,026,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/14/2020



BLDG COMMENTS
MASTER DEED RESCINDED FY 2015

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/17/2019	JD
MODEL	1		RESIDENTIAL	LIST	4/17/2019	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/14/2020	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	6,999	DETAIL ADJ	1.222
\$NLA(RCN)	\$311	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.75	1.00
ROOMS		10	1.00
BEDROOMS		6	1.00
BATHROOMS		4	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		14	\$19,160
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	2,900	1900	299.33	868,052
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	4,099	1900	272.21	1,115,776
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	804		53.76	43,224
ROOF COVER	1	ASPH SHINGLES	1.00	+	BIG	N	BUILT-IN GARAGE	675		68.13	45,986
FLOOR COVER	12	COMB	1.00	+	OPA	N	OPEN PORCH	725		72.10	52,273
INT FINISH	1	PLASTER	1.00	R	AGR	N	ATT GARAGE	143		55.76	7,973
HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	2		11,533.90	23,068
FUEL SOURCE	2	GAS	1.00		GEN	O	GENERATOR	1		0.00	
					ODS	O	OUT DOOR SHOWER	1		2,296.00	2,296

TOTAL RCN	2,177,808
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$1,960,000

