

Key: 3132

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.039

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CURRENT OWNER				PARCEL ID				LOCATION				
DFAULT ROBERT A & DIANE 22 OCEAN AVENUE SCITUATE, MA 02066				8-5-10-0				22 OCEAN AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DUFAULT ROBERT A & DIANE				08/25/1993	QS	360,000	12148-171					
OCONNOR THOMAS C & MARY				01/01/1971	XX		3592-278					
SILK HENRY N AND GAIL J				01/01/1963	QS	27,100	2953-165					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,001	MB 1.00	100	1.00	1,100,000	1.96	100	1.00	R07	2.50	940,650

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
09-424	09/16/2009	3	ALTERATIONS	16,232	06/17/2010	SJ	100 100
97-62	03/01/1997	3	ALTERATIONS				100 100
97-62	01/01/1997	3	ALTERATIONS				100 100
95-593	10/11/1995	3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100

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TOTAL	18,992 SF	ZONING	FRNT	301	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E			LAND	940,700	855,100
Infl1	FACTOR 100		BUILDING	430,600	375,900		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	59,200	52,700		
			TOTAL	1,430,700	1,283,900		

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

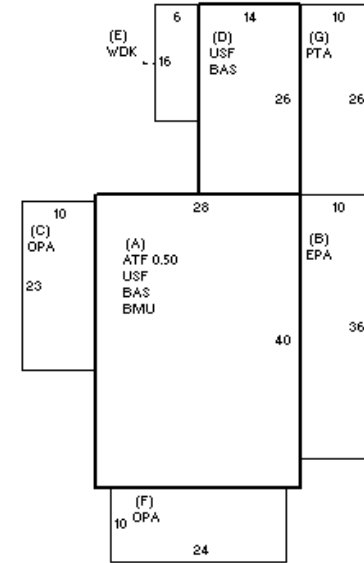


BUILDING	CD	ADJ	DESC	MEASURE	6/17/2010	SJ
MODEL	1		RESIDENTIAL	LIST	6/17/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,196,031
NET AREA	3,528	DETAIL ADJ	1.198	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,120		64.01	71,690		
\$NLA(RCN)	\$339	OVERALL	1.000	EXT COVER	7	STUCCO	0.98	+	USF	L	UPPER STORY FIN	1,484	1910	282.94	419,878		
				ROOF SHAPE	2	HIP	1.00	A	ATF	L	ATTIC FINISH	560	1910	201.02	112,573		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	360		126.28	45,461		
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	470		72.10	33,887		
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,484	1910	311.13	461,713		
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	96		53.75	5,160		
				FUEL SOURCE	99	N/A	1.00	G	PTA	N	PATIO	260		20.86	5,424		
									F32	O	FPL 3S 2OP	1		17,435.60	17,436		

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BLDG COMMENTS



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$430,600

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10/18/2023 5:31 pm SEQ #: 3.040

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DFAULT ROBERT A & DIANE				8-5-10-0				22 OCEAN AV				
22 OCEAN AVENUE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066												

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

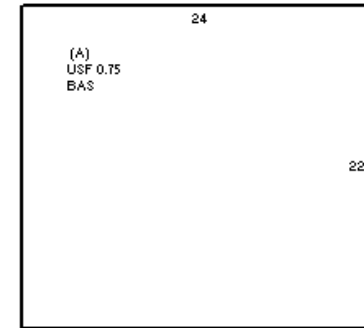
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND BUILDING DETACHED OTHER TOTAL	59,200	
Inf1					
Inf2					

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	4/6/2011	KT
MODEL	1		RESIDENTIAL	LIST REVIEW			
STYLE	7	1.20	CONVENTIONAL [100%]				
QUALITY	-	0.90	LOW +/- AVG - [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	227,534	
NET AREA	924	DETAIL ADJ	1.138	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	528	0	250.66	132,350	CONDITION ELEM	CD	
\$NLA(RCN)	\$246	OVERALL	1.000	EXT COVER	7	STUCCO	0.98	A	USF	L	UPPER STORY FIN	396	0	227.95	90,268			
CAPACITY				STORIES	99	N/A	1.00									EXTERIOR INTERIOR KITCHEN BATHS HEAT ELECT		
UNITS				ROOF SHAPE	99	N/A	1.00											
ADJ				ROOF COVER	1	ASPH SHINGLES	1.00											
STORIES				FLOOR COVER	99	N/A	1.00											
ROOMS				INT FINISH	99	N/A	1.00											
BEDROOMS				HEATING/COOLING	2	HOT WATER	1.02											
BATHROOMS				FUEL SOURCE	99	N/A	1.00											
# 1/2 BATHS																		
TOT FIXTURES																		
# UNITS																		

TOTAL RCN	227,534
EFF.YR/AGE	1939 / 83
COND	74 74 %
FUNC	0
ECON	0
DEPR	74 % GD 26
RCNLD	\$59,200