

Key: 3182

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.090

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|-------------------------------------------------------------------------|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| RUBENSTEIN LEONARD B & SUZANNE 41 OCEAN AVENUE SCITUATE, MA 02066 | | | | 8-2-7-0 | | | | 41 OCEAN AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| RUBENSTEIN LEONARD B & SU REILLY, JAMES P. | | | | 07/01/1992 | QS | 273,000 | 11088-108 | | | | |
| Dwyer Patrick B & Kathlee | | | | 08/16/1990 | XX | | 9898-35 | | | | |
| | | | | 01/01/1979 | QS | 69,500 | 4472-147 | | | | |

| 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 | % |
| 99-14 | 01/01/1999 | 3 | ALTERATIONS | | | | 100 | 100 |
| 94-533 | 10/26/1994 | 3 | ALTERATIONS | | | | 100 | 100 |
| 93-168 | 04/09/1993 | 3 | ALTERATIONS | | | | 100 | 100 |
| 90-504 | 08/01/1990 | 3 | ALTERATIONS | | | | 100 | 100 |

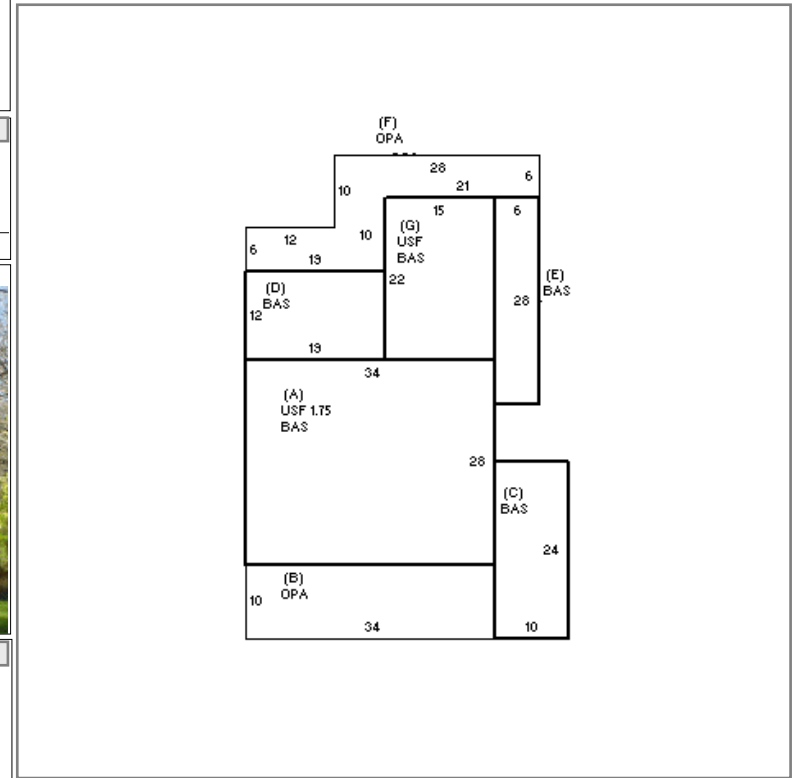
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 13,597 | MB 1.00 | 100 | 1.00 | 1,100,000 | 2.68 | 100 | 1.00 | R07 | 2.50 | 919,310 |

| TOTAL | 13,597 SF | ZONING | NOOTE | FRNT | 75 | ASSESSED | 919,300 | CURRENT | 1,659,400 | PREVIOUS | 835,700 |
|-------|------------|--------|--------------|------------------|------------------|----------|---------|---------|-----------|----------|---------|
| Ngh | MINOT BCH | NOOTE | LAND | 919,300 | 835,700 | | | | | | |
| Inf1 | FACTOR 100 | | BUILDING | 729,600 | 658,500 | | | | | | |
| Inf2 | PHY 100 | | DETACHED | 10,500 | 10,000 | | | | | | |
| | | | OTHER | 0 | 0 | | | | | | |
| | | | TOTAL | 1,659,400 | 1,504,200 | | | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|------|-------|-----------|--------|
| DGF | L | 0.80 | 50 0.50 GARAGE | 1930 | 600 | 35.04 | 10,500 |



BLDG COMMENTS



| BUILDING | CD | ADJ | DESC | MEASURE | 9/1/2010 | PL |
|----------|----|------|---------------------|---------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 4/6/2011 | KT |
| QUALITY | G | 1.20 | 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 | 1,057,424 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|
| NET AREA | 3,914 | DETAIL ADJ | 1.212 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BAS | L | BASE AREA | 1,918 | 1930 | 266.73 | 511,590 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$270 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 1,996 | 1930 | 242.56 | 484,157 | EXTERIOR | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | OPA | N | OPEN PORCH | 650 | | 61.80 | 40,170 | INTERIOR | |
| | | | | ROOF COVER | 2 | WOOD SHINGLES | 1.01 | | F31 | O | FPL 3S 1OP | 1 | | 11,036.40 | 11,036 | KITCHEN | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | | | | | | | | BATHS | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | HEAT | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |

| CAPACITY | UNITS | ADJ |
|--------------|-------|----------|
| STORIES | 2.75 | 1.00 |
| ROOMS | 9 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 9 | \$10,471 |
| # UNITS | 1 | 1.00 |

| EFF.YR/AGE | 1972 / 50 |
|------------|------------|
| COND | 31 31 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 31 % GD 69 |
| RCNLD | \$729,600 |