

Key: 3284

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.166

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OJALA LUCAS DANIEL & PAMELA 4 WINSLOW AV SCITUATE, MA 02066				28-15-3-0				4 WINSLOW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OJALA LUCAS DANIEL & PAME				07/12/2019	QS	439,900	51355-142				
PARSKEY JANET E				06/05/2009	F	1	37310-345				
PARSKEY JOSEPH W & JANET				05/26/1988	QS	200,000	8476-329				

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	%
20-369	06/30/2020	3	ALTERATIONS	43,931	07/12/2021	JD	100	100
17-767	11/29/2017	3	ALTERATIONS	5,345	04/17/2018	JD	100	100

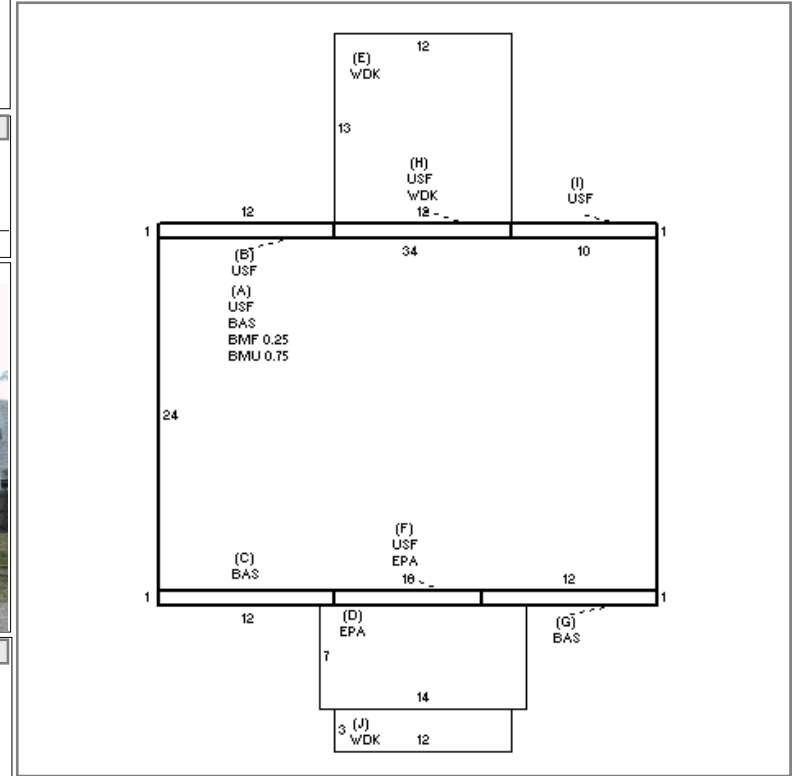
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000 OS	1.00	100	1.00	440,000	5.81	100	1.00	R08	1.00	352,240

TOTAL	6,000 SF	ZONING	OCEANSIDE	FRNT	62	ASSESSED	352,200	CURRENT	320,200	PREVIOUS	320,200
Ngh	OCEANSIDE	NOTE		LAND		276,200	256,300	BUILDING	2,200	2,100	
Inf1	FACTOR 100		DETACHED	0	0	OTHER					
Inf2	PHY 100		TOTAL	630,600	578,600						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 SHED 12 X 8		96	14.95	1,000
APO	A	1.00	10 0.90 16 ROUND		16	80.70	1,200



BLDG COMMENTS
2 XTRA FIX=SINK
mls



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/12/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/15/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,700	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	612		50.18	30,712	
\$NLA(RCN)	\$246	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	204		70.45	14,371	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	860	1955	189.21	162,719
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	840	1955	208.06	174,770	
ROOMS	8	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	EPA	N	ENCLOSED PORCH	108		90.20	9,742	
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	204		38.40	7,834	
BATHROOMS	3	1.00		HEATING/COOLING	1	FORCED AIR	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		1,342.00	1,342	
TOT FIXTURES	11	\$8,800														
# UNITS	1	1.00														

TOTAL RCN	418,529
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$276,200