

Key: 3452

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.325

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KASSIS SAMI E TR & JACQUELINE S TR 81 OCEANSIDE DR SCITUATE, MA 02066				34-3-1-0				81 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KASSIS SAMI E TR & JACQUELINE S TR				03/16/2022	F	10 (133579)					
KASSIS SAMI & FOURNIER MICHAEL L & JANE				12/14/2017	O	675,000 (126195)					
				07/30/2004	QS	689,000 (105826)					


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 %
18-74	02/08/2018	3	ALTERATIONS	25,000	04/26/2018	JD	100 100
04-730	11/04/2004	3	ALTERATIONS	115,000	06/07/2005	SJ	100 100
92-79	01/31/1992	3	ALTERATIONS				100 100
		7	OTHERS				100 100
		7	OTHERS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,193 OS	1.00	100	1.00	100	1.00	616,000	4.89	100	1.00	VV4 1.40	497,280

DETACHED

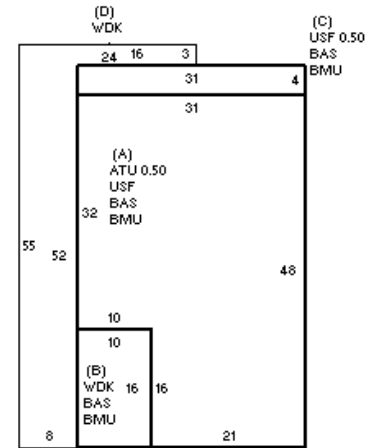
TOTAL	7,187 SF	ZONING	FRNT	164	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	497,300	452,100		
Inf1	FACTOR 100		BUILDING	605,900	560,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,103,200	1,013,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/22/2007
									

BLDG COMMENTS: FY12 QUALITY CHANGE FROM VGD TO GD PER FIELD REVIEW. STYLE CHANGE FROM CONV TO COL.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/26/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	766,935
NET AREA	3,002	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,612		46.26	74,577		
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,612	1953	212.16	341,996		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,390	1953	192.93	268,178		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	664		40.70	27,025		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	648		42.24	27,371		
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480		
				HEATING/COOLING	2	HOT WATER	1.02		F22	O	FPL 2S 2OP	1		12,435.50	12,436		
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$605,900