Key: 3470

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,335

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRISOLI JOSEPH A TR 50 ROCKWAY AVENUE UNIT 2A WEYMOUTH, MA 02188	34-4-1-0	91 OCEANSIDE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRISOLI JOSEPH A TR	11/14/2018	QS	425,000	(127752)
DRISCOLL KELLY Q	01/30/1995	QS	183,000	(87590)
GOLDEN JAMES E AND KAREN	08/24/1994	QS	97,500	(L00086871)

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	%
		7	OTHERS		09/14/2022	JD	100	100
		6	CYCL GROWTH		07/06/2011		100	100
11-131	03/22/2011	3	ALTERATIONS	16,200	07/06/2011	SJ	100	100
98-211	05/19/1998	3	ALTERATIONS				100	100
94-481	10/03/1994	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,709	OS 1.00	100 1.00	100 1.00	528,000	5.22	100 1.00	WV3 1.20			424,850

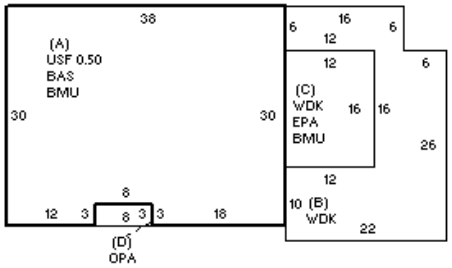
TOTAL	6,708 SF	ZONING		FRNT	170
Ngh	OCEANSIDE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	424,900	386,200
BUILDING	247,500	220,200
DETACHED	600	500
OTHER	0	0
TOTAL	**673,000**	**606,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED	1986	500	1.10	600

PHOTO 07/24/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	9/14/2022	JD
LIST	9/14/2022	EST
REVIEW		

YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	1,674	DETAIL ADJ	1.178
$NLA(RCN)	$308	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	$6,597
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	12	BRICK VENEER	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,308		43.99	57,545
A	BAS	L	BASE AREA	1,116	1951	245.84	274,357
A	USF	L	UPPER STORY FIN	558	1951	223.56	124,749
+	WDK	N	WOOD DECK	668		38.40	25,651
C	EPA	N	ENCLOSED PORCH	192		90.20	17,318
D	OPA	N	OPEN PORCH	24		51.50	1,236
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN 515,692

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE 1971 / 51

COND	32	32 %	
FUNC	20	brick siding	
ECON	0		
DEPR	52	% GD	48

RCNLD $247,500