

Key: 3471

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.336

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCLAUGHLIN JUSTIN S 93 OCEANSIDE DR SCITUATE, MA 02066				34-4-2-0				93 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLAUGHLIN JUSTIN S				01/25/2018	QS	445,000	(126340)				
LEMAIRE DEBRA A				12/16/2010	QS	400,000	(115498)				
BREWER KENNETH P & DEBRA				06/15/2004	QS	539,900	(105508)				

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 %
19-519	07/17/2019	3	ALTERATIONS	5,000	06/17/2020	JD	100 100
19-498	07/08/2019	3	ALTERATIONS	8,700	06/17/2020	JD	100 100
11-613	09/28/2011	3	ALTERATIONS	9,353	07/13/2012	SJ	100 100
91-815	12/02/1991	3	ALTERATIONS				100 100
89-276	06/01/1989	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,297	OS 1.00	100	1.00	100	1.00	528,000	5.55	100	1.00	423,620

TOTAL	6,316 SF	ZONING	FRNT	58	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	423,600	385,100		
Inf1	FACTOR 100		BUILDING	322,100	286,600		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	745,900	671,900		

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

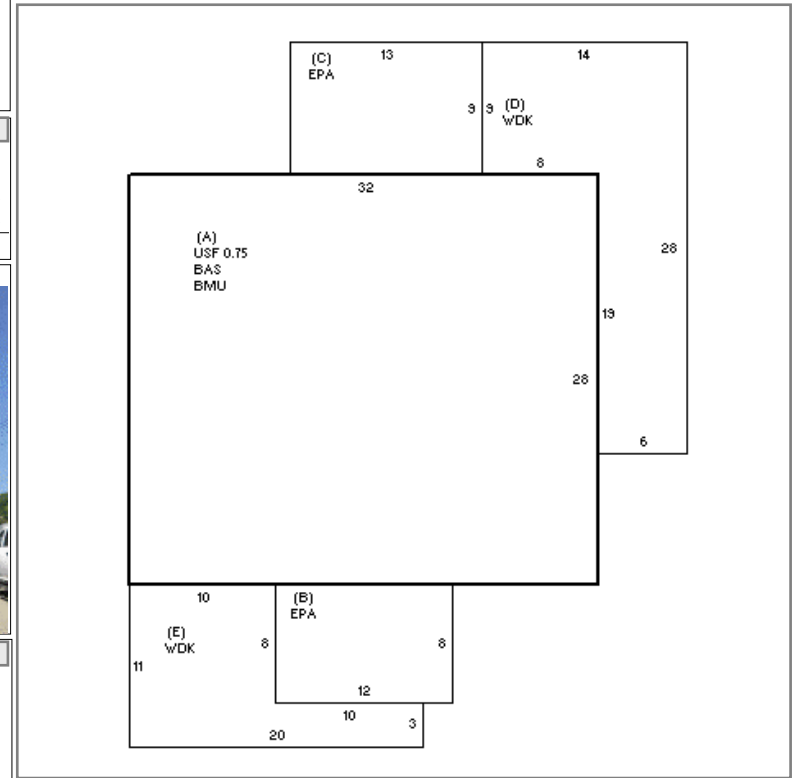


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/17/2020	JD
MODEL	1		RESIDENTIAL	LIST	6/17/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/10/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,568	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		48.71	43,644
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	896	1951	242.12	216,939
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	672	1951	220.18	147,962
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	213		90.20	19,213
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	380		38.40	14,592
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		1,535.00	1,535

TOTAL RCN	460,106	CONDITION ELEM	CD
		EXTERIOR	F
		INTERIOR	A
		KITCHEN	G
		BATHS	G
		HEAT	A
		ELECT	U



EFF.YR/AGE	1973 / 49
COND	30 30%
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$322,100