

Key: 3472

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.337

LEGALS

| CURRENT OWNER                             |  |  |  | PARCEL ID                           |  |  |  | LOCATION        |    |            |              |
|---|--|--|--|-------------------------------------|--|--|--|-----------------|----|------------|--------------|
| WOODLAND JOHN K & KATHLEEN FLYNN-WOODLAND |  |  |  | 34-4-3-0                            |  |  |  | 95 OCEANSIDE DR |    |            |              |
| 95 OCEANSIDE DR SCITUATE, MA 02066        |  |  |  | TRANSFER HISTORY                    |  |  |  | DOS             | T  | SALE PRICE | BK-PG (Cert) |
|   |  |  |  | WOODLAND JOHN K & WAGNER MARGARET A |  |  |  | 06/29/2011      | QS | 481,000    | (116208)     |
|   |  |  |  | LAGO MARIA L & FINIWR T             |  |  |  | 09/13/2002      | QS | 443,000    | (10202)      |
|   |  |  |  |                                     |  |  |  | 12/04/1986      | XX | 74381-0    |              |


| 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 %   |
| 19-531 | 07/19/2019 | 3             | ALTERATIONS | 23,780 | 06/17/2020 | JD | 100 100 |
| 98-25  | 02/03/1998 | 3             | ALTERATIONS |        |            |    | 100 100 |
| 93-288 | 05/27/1993 | 3             | ALTERATIONS |        |            |    | 100 100 |
| 88-427 | 07/01/1988 | 2             | ADDITIONS   |        |            |    | 100 100 |

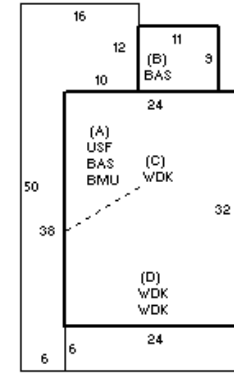
LAND

| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 6,502    | OS 1.00 | 100  | 1.00 | 528,000  | 5.38 | 100  | 1.00 | WV3 | 1.20       | 424,240   |

DETACHED

| TOTAL | 6,490 SF   | ZONING                               | FRNT     | 63      | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------------------------------------|----------|---------|----------|---------|----------|
| Ngh   | OCEANSIDE  | NOTE<br>DES MOINES IOWA 50328. . . . | LAND     | 424,200 | 385,700  |         |          |
| Inf1  | FACTOR 100 |                                      | BUILDING | 344,800 | 319,200  |         |          |
| Inf2  | PHY 100    |                                      | DETACHED | 0       | 0        |         |          |
|       |            |                                      | OTHER    | 0       | 0        |         |          |
|       |            |                                      | TOTAL    | 769,000 | 704,900  |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  | 06/17/2020 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
|    |      |      |          |    |       |           |       |  |            |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/17/2020 | JD  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/17/2020 | 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   | 1981  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 459,699 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 1,635 | DETAIL ADJ | 1.030 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 768   |      | 56.36     | 43,284  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$281 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | USF | L | UPPER STORY FIN | 768   | 1981 | 216.11    | 165,972 | EXTERIOR       | G       |
|            |       |            |       | ROOF SHAPE      | 3  | GAMBREL        | 1.00 | + | BAS | L | BASE AREA       | 867   | 1981 | 237.64    | 206,036 | INTERIOR       | A       |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | WDK | N | WOOD DECK       | 708   |      | 42.24     | 29,906  | KITCHEN        | A       |
|            |       |            |       | FLOOR COVER     | 24 | COMB           | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 9,062.90  | 9,063   | BATHS          | A       |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 |   | GEN | O | GENERATOR       | 1     |      | 0.00      |         | HEAT           | A       |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 |   |     |   |                 |       |      |           |         | ELECT          | A       |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |                |         |

| EFF.YR/AGE | 1988 / 34  |
|------------|------------|
| COND       | 25 25%     |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 25 % GD 75 |
| RCNLD      | \$344,800  |