

Key: 3493

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.351

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ULWICK ROBERT W & LINDA A 107 OCEANSIDE DR SCITUATE, MA 02066				34-6-3-0				107 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ULWICK ROBERT W & LINDA A				07/30/2004	QS	520,000	(105813)				
MCMATH AURORA N				08/04/2000	F	1	(97882)				
MCMATH JOSEPH M JR & AURO				03/30/1999	XX		(C00095160)				

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	%
98-178	05/06/1998	3	ALTERATIONS				100	100
91-282	06/26/1991	3	ALTERATIONS				100	100
91-37	02/01/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,466	OS 1.00	100	1.00	528,000	7.71	100	1.00	WV3	1.20	417,390

TOTAL	4,466 SF	ZONING	FRNT	61	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	417,400	379,500		
Inf1	FACTOR 100		BUILDING	170,600	160,100		
Inf2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
		TOTAL		588,900	540,400		

DETACHED

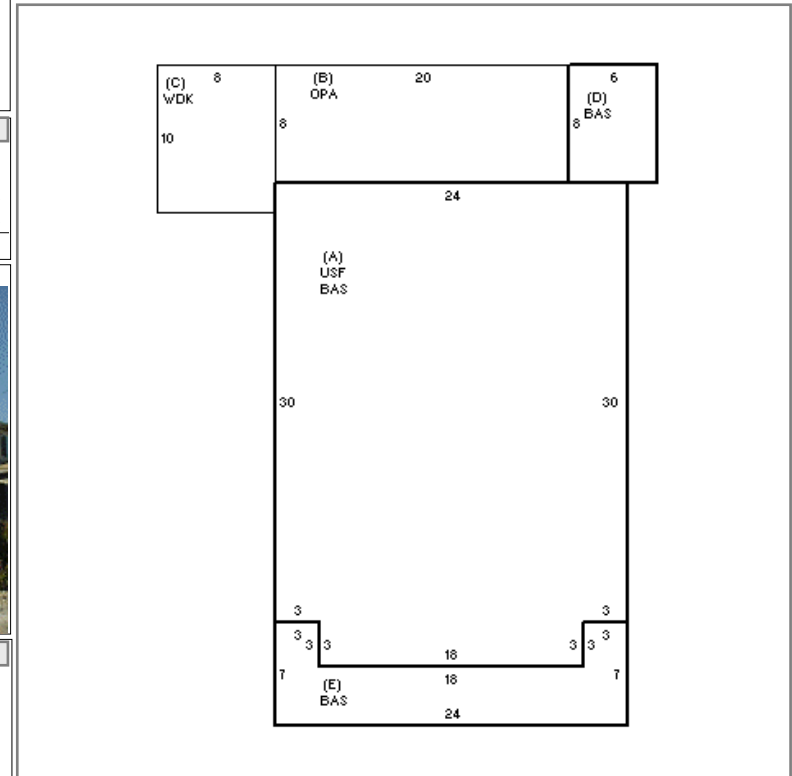
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		800	1.10	900



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1938	SIZE ADJ	1.000
NET AREA	1,710	DETAIL ADJ	1.198
\$NLA(RCN)	\$277	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$3,163	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	936	1938	273.90	256,374
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	774	1938	249.09	192,793
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	160		56.65	9,064
ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	80		42.24	3,379
FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
INT FINISH	99	N/A	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	473,835
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$170,600