

Key: 3494

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.352

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HAPPEL LAURA J 109 OCEANSIDE DR SCITUATE, MA 02066				34-6-4-0				109 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAPPEL LAURA J				07/23/2018	A	456,000	(127174)				
HAPPEL JOHN M				06/13/2018	F	100	(126945)				
HAPPEL JOHN M TR				10/13/2015	F	100	(122560)				

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	%
15-562	08/27/2015	3	ALTERATIONS	10,000	07/08/2016	SJ	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	4,442	OS 1.00	100	1.00	100	1.00	528,000	7.75	100	1.00	417,290

TOTAL	4,443 SF	ZONING	N O T E	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE					LAND	417,300	379,400
Inf1	FACTOR 100					BUILDING	289,000	257,100
Inf2	PHY 100					DETACHED	5,200	4,900
						OTHER	0	0
						TOTAL	711,500	641,400

DETACHED

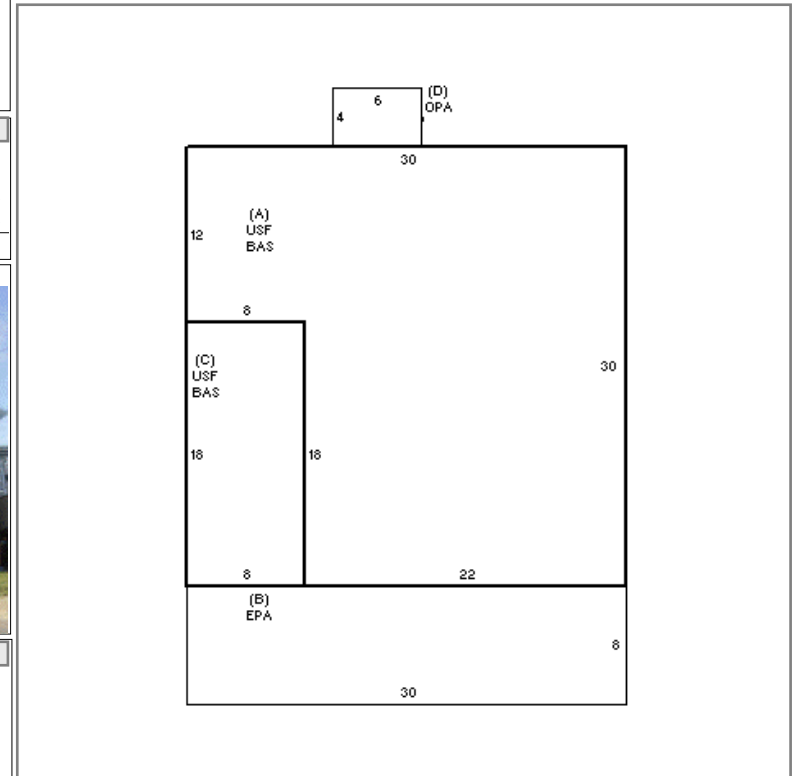
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 65 0.35	GARAGE	1926	360	40.89	5,200



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/9/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/10/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



G

YEAR BLT	1926	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	451,609			
NET AREA	1,800	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	900	1926	241.95	217,756	CONDITION ELEM	CD			
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	900	1926	220.03	198,026	EXTERIOR	A			
				ROOF SHAPE	3	GAMBREL	1.00	B	EPA	N	ENCLOSED PORCH	240		90.20	21,648	INTERIOR	A			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	24		51.50	1,236	KITCHEN	A			
				FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	A			
				INT FINISH	1	PLASTER	1.00									HEAT	A			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	1968 / 54	
																		COND	36 36%	
																		FUNC	0	
																		ECON	0	
																		DEPR	36 % GD 64	
																		RCNLD	\$289,000	