

Key: 3915

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.733

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN KEVIN M & JENNIFER C 144 OCEANSIDE DR SCITUATE, MA 02066				34-1-2-0				144 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN KEVIN M & JENNIFER C				03/17/2022	QS	915,000	(133588)				
REED MARION T				01/13/2022	F		(132510)				
ROBBINS NORMA F LE &				08/13/2021	F	1	(132510)				

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	%
17-476	07/26/2017	3	OTHERS		04/06/2023	JD	100	100
07-336	06/20/2007	3	ALTERATIONS	2,000	04/24/2018	JD	100	100
00-399	08/24/2000	2	ALTERATIONS	16,000	06/30/2008	SJ	100	100
97-187	04/25/1997	3	ADDITIONS				100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,862	OS 1.00	100	1.00	100	1.00	704,000	7.11	100	1.00	WF7 1.60	558,480

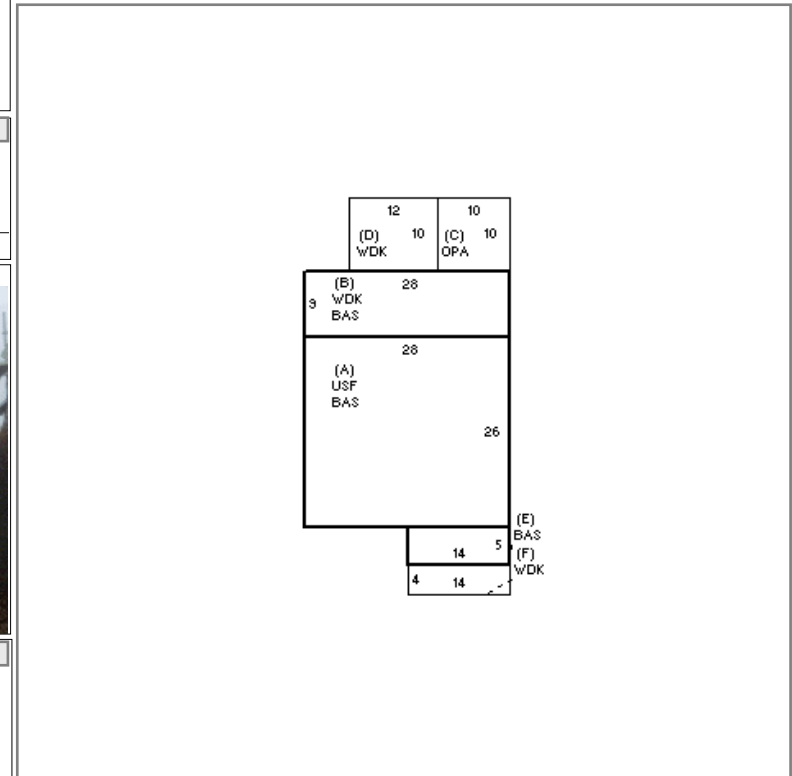
TOTAL	4,879 SF	ZONING		FRNT	38	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	558,500	507,700			
Inf1	FACTOR 100		BUILDING	329,300	293,000			
Inf2	PHY 100		DETACHED	800	200			
			OTHER	0	0			
			TOTAL	888,600	800,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70 9 X8		72	16.65	800	04/06/2023



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/6/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/6/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS
---------------	-----



YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	514,491		
NET AREA	1,778	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,050	1935	277.58	291,456	CONDITION ELEM	CD		
\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	728	1935	252.43	183,766	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	C	OPA	N	OPEN PORCH	100		56.65	5,665	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	428		42.24	18,079	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	A		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									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	\$329,300