

Key: 3919

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.737

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRIEDMAN DAVID B & NANCY G TRS 134 OCEANSIDE DR SCITUATE, MA 02066				34-1-6-0				134 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRIEDMAN DAVID B & NANCY				08/23/2019	F	1 (129019)					
FRIEDMAN DAVID & NANCY				10/20/2015	QS	825,000 (122595)					
LONERGAN PAUL &				12/01/2006	D	675,000 (109890)					

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 %
18-3	01/02/2018	3	ALTERATIONS	16,240	04/24/2018	JD	100 100
16-612	10/13/2016	3	ALTERATIONS	20,000	07/13/2017	SJ	100 100
06-769		3	ALTERATIONS		06/30/2008	SJ	20 100
07-789		2	ADDITIONS		06/30/2008	SJ	20 100
07-789	02/27/2007	2	ADDITIONS	80,700	06/20/2007	SJ	100 100

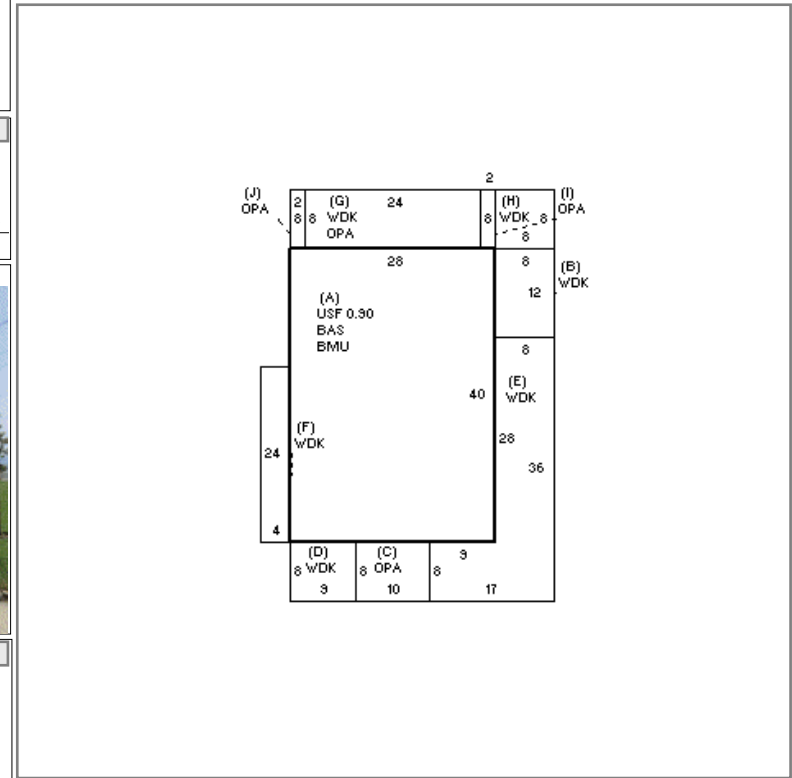
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,620	OS 1.00	100	1.00	100	1.00	704,000	3.38	100	1.00	WF7 1.60	579,820

TOTAL	10,629 SF	ZONING	OCEANSIDE	FRNT	89	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	579,800	527,100			
Inf1	FACTOR 100		BUILDING	618,000	549,900			
Inf2	PHY 100		DETACHED	17,500	16,700			
			OTHER	0	0			
			TOTAL	1,215,300	1,093,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	20 0.80		400	54.79	17,500



BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM CAPE TO CONV PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	10/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/14/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/5/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1917	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,128	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,120		50.29	56,328	
\$NLA(RCN)	\$323	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,120	1917	273.47	306,286	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,008	1917	248.69	250,681
STORIES	1.9	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	880		42.24	37,171		
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	304		56.65	17,222		
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04										
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	9	\$9,885														
# UNITS	1	1.00														

TOTAL RCN	686,635
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$618,000