

Key: 4604

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.367

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
D'ESOPO JOHN F & D'ESOPO PAMELA J 61 SHRINE ROAD NORWELL, MA 02061				40-9-42-0				1-A OCEANSIDE DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
D'ESOPO JOHN F & FLOOD SUSAN				11/16/2018	QS	310,000	50528-13					
FARRINGTON DANIEL & REALI				11/01/2004	QS	394,500	29384-247					
				08/03/2001	QS	255,000	20312-163					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,781	OS 1.00	100	1.00	475,200	12.16	90	0.90	WV3	1.20	368,810

LAND

TOTAL	2,781 SF	ZONING	FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE INFL 3 = HOUSE PROXIMITY TO LOT LINE			LAND	368,800	335,300
Inf1	FACTOR 100		BUILDING	212,500	189,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	581,300	524,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

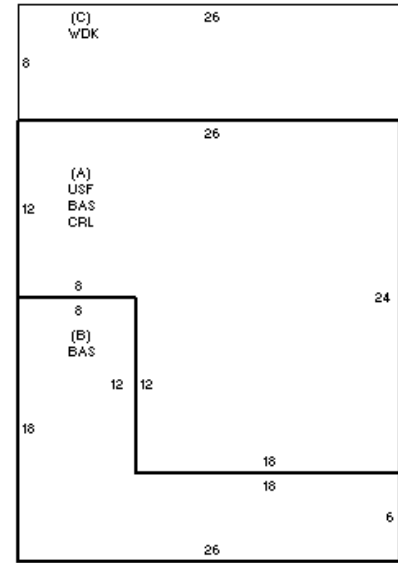


BLDG COMMENTS		
Generator		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/8/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
18-901	12/27/2018	3	ALTERATIONS	17,000	08/08/2019	JD	100	100



YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	1,308	DETAIL ADJ	1.200
\$NLA(RCN)	\$246	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,592	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	528		11.89	6,280
A	USF	L	UPPER STORY FIN	528	1935	217.18	114,672
+	BAS	L	BASE AREA	780	1935	238.82	186,279
C	WDK	N	WOOD DECK	208		34.56	7,188
	GFP	O	GAS FIREPLACE	1		5,000.40	5,000

TOTAL RCN	322,012	
CONDITION ELEM		CD
EXTERIOR		F
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		U
ELECT		A
EFF.YR/AGE	1970 / 52	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD	\$212,500	