

Key: 4639

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.400

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
NAIGAMWALLA DARIUS Z TR & WENDY RYAN				40-10-1-0				27 OCEANSIDE DR					
98 NEWPORT STREET				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
ARLINGTON, MA 02476				NAIGAMWALLA DARIUS Z TR & NAIGAMWALLA DARIUS & WHITCOMB WILTON A III &				09/07/2021	F	1 (130392)			
								07/08/2020	QS	875,000 (130392)			
								08/21/2013	F	1 (119490)			

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	%
21-1126	08/06/2021	3	ALTERATIONS	30,000	07/13/2022	JD	100	100
16-390	07/13/2016	3	ALTERATIONS	8,000	07/19/2017	SJ	100	100
08-489	10/10/2008	3	ALTERATIONS	2,000	07/30/2009	SJ	100	100
		7	OTHERS		02/16/2007		100	100
06-86	03/01/2006	3	ALTERATIONS	26,000	07/18/2006	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,241	OS	1.00	1.00	1.00	1.00	704,000	2.74	100	1.00	WF7 1.60	587,380

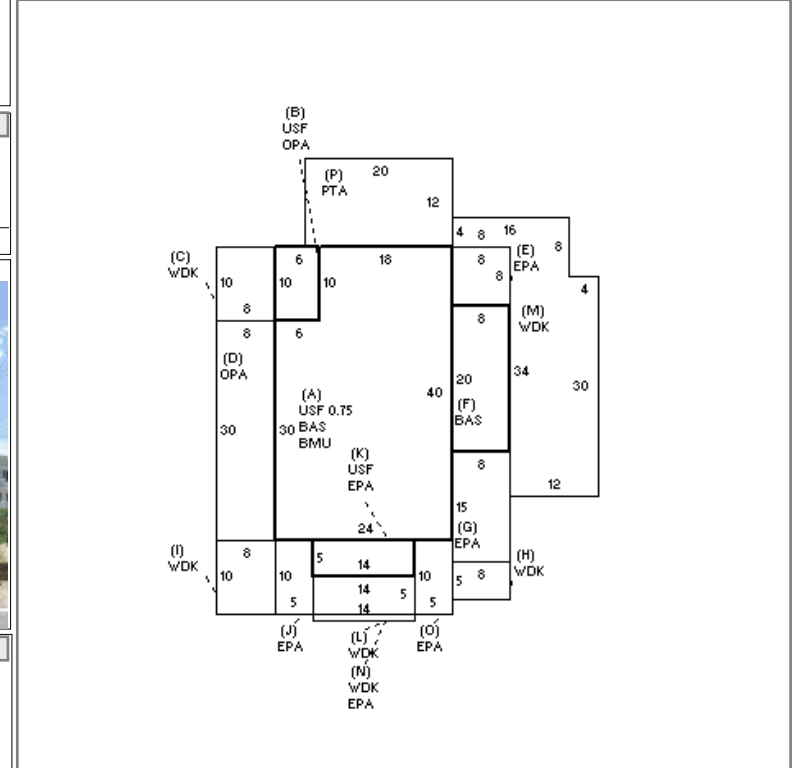
TOTAL	13,242 SF	ZONING	FRNT	332	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	587,400	534,000		
Infl1	FACTOR 100		BUILDING	552,000	491,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,139,400	1,025,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MLS		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/1/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/1/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/13/2022	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	1,865	DETAIL ADJ	1.248
\$NLA(RCN)	\$389	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		9	\$10,783
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT 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	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	900		58.40	52,561
+	USF	L	UPPER STORY FIN	805	1935	278.19	223,943
+	OPA	N	OPEN PORCH	300		61.80	18,540
+	WDK	N	WOOD DECK	740		46.08	34,099
+	EPA	N	ENCLOSED PORCH	424		108.24	45,894
+	BAS	L	BASE AREA	1,060	1935	305.91	324,262
P	PTA	N	PATIO	240		17.88	4,291
	F21	O	FPL 2S 10P	1		9,886.80	9,887
	ODS	O	OUT DOOR SHOWER	1		2,010.00	2,010

TOTAL RCN	726,270
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	1991 / 31
COND	25 25 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$552,000