

Key: 4661

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.421

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MANNA MICHAEL A & SHEEHAN ANN C 47 OCEANSIDE DR SCITUATE, MA 02066				39-5-34-0				47 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANNA MICHAEL A & KELLEY JOSEPH C TRUSTEE				07/20/2007	H	450,000	(110816)				
KELLEY JOSEPH C & LOUISE				02/23/1995	QS	-100	87681-				
				01/01/1970	XX		43575-0				

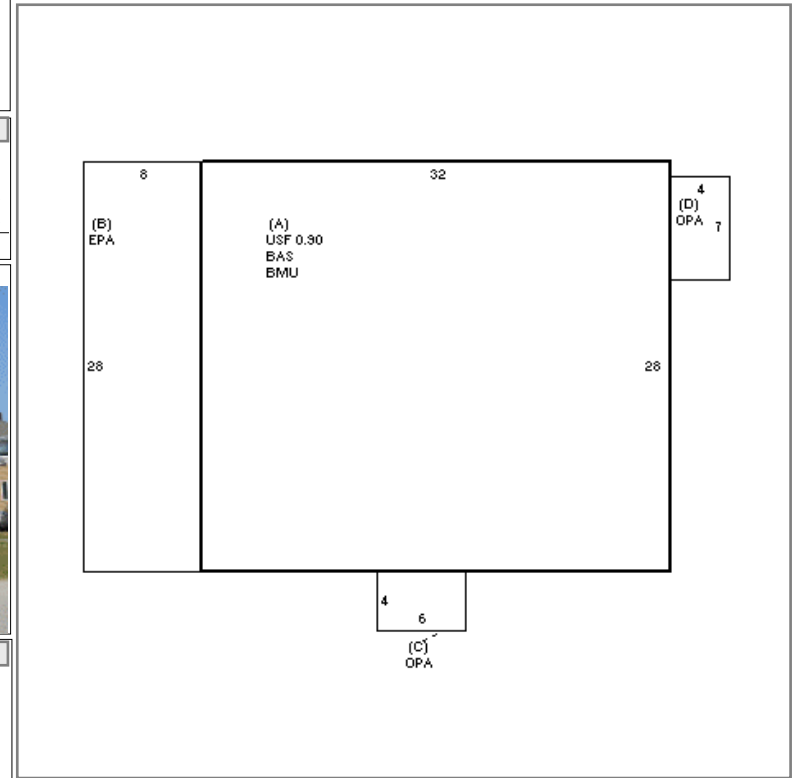
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-401	07/02/2013	3	ALTERATIONS	16,500	07/02/2014	ROM	100	100
13-401	07/02/2013	3	ALTERATIONS	16,500	07/28/2015	SJ	100	100
10-021	01/28/2010	3	ALTERATIONS	5,500	07/13/2010	SJ	100	100
10-021	01/28/2010	3	ALTERATIONS	5,500	07/11/2011	SJ	100	100

LAND


CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,060	OS 1.00	100	1.00	100	1.00	528,000	5.76	100	1.00	422,880

DETACHED

TOTAL	6,055 SF	ZONING	FRNT	215	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M40		LAND	422,900	384,400
Inf1	FACTOR 100		BUILDING	193,700	180,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	616,600	565,300		



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/02/2014
									

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/13/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/3/2014	ROM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
FY12 STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.		

G

YEAR BLT	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	484,354															
NET AREA	1,702	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		48.71	43,644																	
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	896	1928	249.67	223,706																	
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	806	1928	227.05	183,002																	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	224		90.20	20,205																	
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	52		51.50	2,678																	
				INT FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239																	
				HEATING/COOLING	1	FORCED AIR	1.00																									
				FUEL SOURCE	99	N/A	1.00																									
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR		INTERIOR		KITCHEN		BATHS		HEAT		ELECT		
CONDITION ELEM	CD																															
EXTERIOR																																
INTERIOR																																
KITCHEN																																
BATHS																																
HEAT																																
ELECT																																
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1954 / 68</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>60</td> <td>60 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>60</td> <td>% GD 40</td> </tr> </tbody> </table>														EFF.YR/AGE	1954 / 68		COND	60	60 %	FUNC	0		ECON	0		DEPR	60	% GD 40
EFF.YR/AGE	1954 / 68																															
COND	60	60 %																														
FUNC	0																															
ECON	0																															
DEPR	60	% GD 40																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$193,700</td> </tr> </thead> </table>														RCNLD	\$193,700													
RCNLD	\$193,700																															