

Key: 4663

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.423

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PROVOST JENNIFER 774 EAST 6TH ST BOSTON, MA 02127				39-5-35-0				51 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PROVOST JENNIFER				08/07/2015	QS	458,000	(122241)				
WIN WIN PROPERTIES LLC				04/27/2015	S	262,250	(121741)				
FEDERAL NATIONAL MORTGAGE				08/12/2014	L	270,851	(120817)				

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	%
15-238	05/06/2015	3	ALTERATIONS	21,200	07/28/2015	SJ	100	100
07-198		3	ALTERATIONS	7,000	07/09/2007	SJ	100	100
		6	CYCL GROWTH				100	100

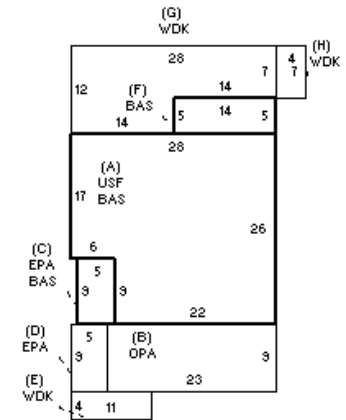
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,080	OS 1.00	100	1.00	100	1.00	528,000	8.41	100	1.00	415,860

TOTAL	4,095 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	415,900	378,100
Inf1	FACTOR 100		BUILDING	319,600	284,400		
Inf2	PHY 100		DETACHED	3,500	3,400		
			OTHER	0	0		
					TOTAL	739,000	665,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		216	54.75	3,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/28/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/28/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	399,539				
NET AREA	1,463	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	789	1925	253.11	199,701	CONDITION ELEM	CD				
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	674	1925	230.17	155,137	EXTERIOR	G				
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	207		51.50	10,661	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	90		90.20	8,118	KITCHEN	G				
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	338		38.40	12,979	BATHS	G				
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT	U					
				HEATING/COOLING	1	FORCED AIR	1.00								ELECT	U					
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2002 / 20		
																		COND	18 18%		
																		FUNC	0		
																		ECON	0		
																		DEPR	20	% GD	80
																		RCNLD	\$319,600		