

Key: 4675

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.434

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OSBORNE SUSAN 87 MARION RD SCITUATE, MA 02066				40-12-6-0				87 MARION RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
OSBORNE SUSAN				07/22/2022	QS	825,000 (134216)					
ST CLAIR BARRIE ROLAND &				01/15/2021	F	100 (131411)					
ST CLAIR BARRIE ROLAND TR				08/25/1998	F	-100 (93973)					

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	%
22-1245	11/30/2022	3	ALTERATIONS	133,130	07/26/2023	JD	100	100
22-1235	11/28/2022	3	ALTERATIONS	5,000	07/26/2023	JD	100	100
03-245	05/15/2003	3	ALTERATIONS				100	100
91-341	07/15/1991	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,350	OS 1.00	100	1.00	440,000	7.91	100	1.00	R08	1.00	347,450

TOTAL	4,356 SF		ZONING	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE		NOTE			LAND	347,500	315,900
Inf1	FACTOR 100			BUILDING	383,700	275,400		
Inf2	PHY 100			DETACHED	5,900	5,600		
				OTHER	0	0		
				<b>TOTAL</b>	<b>737,100</b>	<b>596,900</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60		180	54.75	5,900



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/26/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/17/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,720	DETAIL ADJ	1.236	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	650		13.36	8,683
\$NLA(RCN)	\$294	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	650	1935	256.73	166,872
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,070	1935	282.30	302,066
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	250		42.24	10,560
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 10P	1		9,062.90	9,063
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	504,858	
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	\$383,700	

