

Key: 4695

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.449

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRODERICK FRANCES G 71 ROSEMARY ST NORWOOD, MA 02062				40-1-1-0				66 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRODERICK FRANCES G				01/21/1988	QS		(76538)				
BRODERICK FRANCES G				01/01/1971	XX		(C00045352)				

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 %
13-721	10/28/2013	3	ALTERATIONS	15,000	07/02/2014	MR	100 100
13-132	03/25/2013	3	ALTERATIONS	10,000	07/16/2013	SJ	100 100
05-348		2	ADDITIONS	59,000	09/02/2008		10 100
03-227	05/08/2003	3	ALTERATIONS				100 100
96-436	09/19/1996	3	ALTERATIONS				100 100

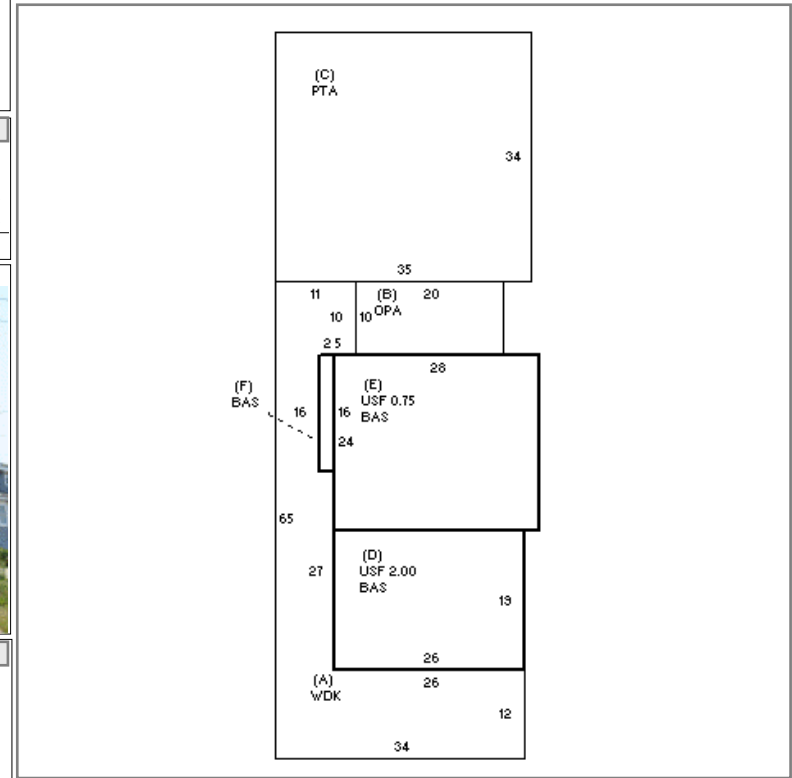
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,860	OS 1.00	100 1.00	100 1.00	704,000	4.49	100 1.00	WF7	1.60		570,770

TOTAL	7,841 SF	ZONING	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	570,800	518,900	34	
Inf1	FACTOR 100		BUILDING	446,800	414,400		
Inf2	PHY 100		DETACHED	9,500	9,000		
			OTHER	0	0		
			TOTAL	1,027,100	942,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 20 0.80		1965	216	54.75	9,500



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



BUILDING	CD	ADJ	DESC	MEASURE	10/19/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/19/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/3/2014	ROM
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,690	DETAIL ADJ	0.970	FOUNDATION	1	PIER	0.98	A	WDK	N	WOOD DECK	830		42.24	35,059
\$NLA(RCN)	\$224	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	OPA	N	OPEN PORCH	200		56.65	11,330
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	1,190		16.39	19,504
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,198	1965	204.91	245,477
				FLOOR COVER	34	COMB	1.00	+	USF	L	UPPER STORY FIN	1,492	1965	186.34	278,018
				INT FINISH	1	PLASTER	1.00	F31	O		FPL 3S 1OP	1		10,116.70	10,117
				HEATING/COOLING	5	ELECTRIC BB	0.99								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	603,774	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE	1985 / 37		
COND	26 26 %		
FUNC	0		
ECON	0		
DEPR	26 % GD 74		
RCNLD	\$446,800		