

Key: 4697

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.451

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BRODIGAN MAUREEN K & JOSEPH J 3 SCOTT ROAD BELMONT, MA 02478-3342				40-1-3-0				62 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BRODIGAN MAUREEN K & JOSE				12/30/2022	F	1 (134918)					
BRODIGAN MAUREEN K & JOSE				08/03/2021	H	1 (132454)					
BRODIGAN MAUREEN K				01/01/1978	QS	1 (58651)					


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	%
15-226	05/04/2015	3	ALTERATIONS	30,000	07/28/2015	SJ	100	100
03-275	05/23/2003	6	CYCL GROWTH		09/21/2009	PL	100	100
91-739	11/26/1991	3	ALTERATIONS				100	100

LAND

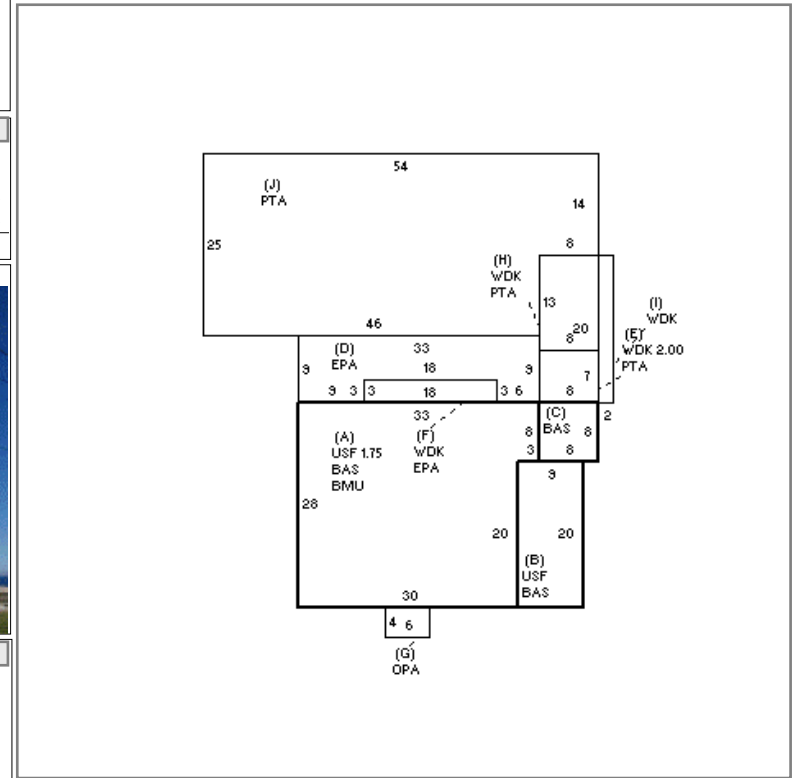
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,805 OS	1.00	100	1.00	100	1.00	704,000	4.03	100	1.00	WF7 1.60	574,040

DETACHED

TOTAL	8,799 SF	ZONING	FRNT	82	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	574,000	521,900		
Inf1	FACTOR 100		BUILDING	639,300	568,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,213,300	1,090,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/21/2009
									

BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/21/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1937	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	900,374
NET AREA	2,800	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		59.11	51,070		
\$NLA(RCN)	\$322	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,692	1937	260.10	440,095		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,108	1937	286.02	316,909		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	297		108.24	32,147		
				FLOOR COVER	2	SOFTWOOD	1.00	+	PTA	N	PATIO	1,422		17.88	25,426		
				INT FINISH	1	PLASTER	1.00	G	OPA	N	OPEN PORCH	24		61.80	1,483		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	310		46.08	14,285		
				FUEL SOURCE	2	GAS	1.00		FPL	O	FIREPLACE	1		9,375.60	9,376		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1975 / 47
COND	29 29%
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$639,300