

Key: 4699

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.453

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| CASA DE CHILL, LLC 58 OCEANSIDE DR SCITUATE, MA 02066 | | | | 40-1-5-0 | | | | 58 OCEANSIDE DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CASA DE CHILL, LLC | | | | 11/25/2008 | H | 415,000 | (112732) | | | | |
| BOSWORTH CHARLES B JR TRU | | | | 07/02/2002 | F | 100 | (101583) | | | | |
| BOSWORTH CHARLES & JOAN | | | | 01/01/1964 | XX | | 34169-0 | | | | |

| 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 | % |
| 21-400 | 04/14/2021 | 2 | ADDITIONS | 10,000 | 07/22/2021 | JD | 100 | 100 |
| 18-525 | 08/13/2018 | 3 | ALTERATIONS | 172,950 | 04/25/2019 | JD | 100 | 50 |
| 18-525 | 08/13/2018 | 3 | ALTERATIONS | 172,950 | 07/08/2020 | JD | 100 | 100 |
| 09-397 | 08/31/2009 | 3 | ALTERATIONS | 48,396 | 07/13/2010 | SJ | 100 | 100 |
| 09-152 | 04/27/2009 | 3 | ALTERATIONS | 50,000 | 07/30/2009 | SJ | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|---------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 6,000 | OS 1.00 | 100 | 1.00 | 100 | 1.00 | 704,000 | 5.81 | 100 | 1.00 | WF7 1.60 | 563,590 |

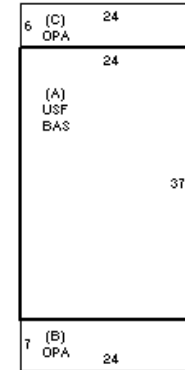
| TOTAL | 6,011 SF | ZONING | FRNT | 41 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | OCEANSIDE | NOTE | LAND | 563,600 | 512,400 | | |
| Inf1 | FACTOR 100 | | BUILDING | 366,200 | 341,000 | | |
| Inf2 | PHY 100 | | DETACHED | 8,000 | 7,700 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 937,800 | 861,100 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|--------------|-------|-----------|-------|
| PTD | - | 0.90 | 50 0.50 | PATIO 24 X38 | 912 | 6.16 | 2,800 |
| DDK | G | 1.20 | 10 0.90 | DET DECK 10X | 180 | 32.22 | 5,200 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 9/17/2019 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/17/2019 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 7/8/2020 | JD |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1957 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,776 | DETAIL ADJ | 1.009 |
| \$NLA(RCN) | \$258 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|--------------|-------|---------|
| STORIES | 2 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | \$5,812 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|---------------|------|
| FOUNDATION | 1 | PIER | 0.98 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 14 | COMB | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BAS | L | BASE AREA | 888 | 1957 | 249.62 | 221,664 |
| A | USF | L | UPPER STORY FIN | 888 | 1957 | 227.00 | 201,580 |
| + | OPA | N | OPEN PORCH | 312 | | 61.80 | 19,282 |
| | FPL | O | FIREPLACE | 1 | | 9,375.60 | 9,376 |

| TOTAL RCN | 457,712 | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EXTERIOR | G | |
| INTERIOR | G | |
| KITCHEN | G | |
| BATHS | G | |
| HEAT | U | |
| ELECT | U | |
| EFF.YR/AGE | 2002 / 20 | |
| COND | 18 | 18 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 20 | % GD 80 |
| RCNLD | \$366,200 | |