

Key: 4700

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.454

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCLAREN ARTHUR W JR 56 OCEANSIDE DR SCITUATE, MA 02066				40-1-6-0				56 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCLAREN ARTHUR W JR				06/27/2017	O	559,000	(125348)				
SAMMARTINO ANNA M				10/07/1991	QS		(82044)				
SAMMARTINO JOSEPH A & ANN				05/16/1945	XX	10	(C00009735)				

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	%
19-641	09/03/2019	2	ADDITIONS	100,000	07/08/2020	JD	100	95
19-641	09/03/2019	2	ADDITIONS	100,000	03/17/2021	JD	100	100
18-900	12/27/2018	3	ALTERATIONS	200,000	04/25/2019	JD	100	0
18-900	12/27/2018	3	ALTERATIONS	200,000	04/25/2019	JD	100	95
18-900	12/27/2018	3	ALTERATIONS	200,000	08/05/2019	JD	100	95

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,666 OS	1.00	100	1.00	100	1.00	704,000	6.14	100	1.00	WF7 1.60	562,160

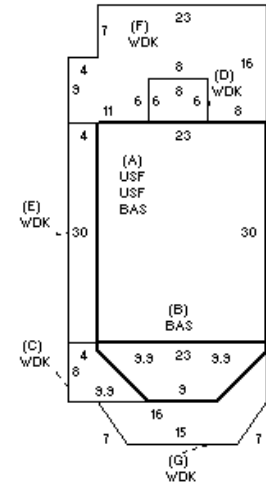
TOTAL	5,663 SF	ZONING	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	562,200	511,100		
Inf1	FACTOR 100		BUILDING	546,400	508,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,108,600	1,019,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/5/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/17/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	546,440		
NET AREA	2,205	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	825	1978	239.92	197,936	CONDITION ELEM	CD		
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	690	1978	218.18	150,547	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	690	2020	218.18	150,547	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	716		46.08	32,993	KITCHEN	V		
				FLOOR COVER	14	COMB	1.00	GFP	O	GAS FIREPLACE	1		6,667.20	6,667	BATHS	V			
				INT FINISH	2	DRYWALL	1.00								HEAT	U			
				HEATING/COOLING	9	WARM/COOL AIR	1.03								ELECT	U			
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2022 / 0
																		COND	0 0 %
																		FUNC	0
																		ECON	0
																		DEPR	0 % GD 100
																		RCNLD	\$546,400