

Key: 4704

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.458

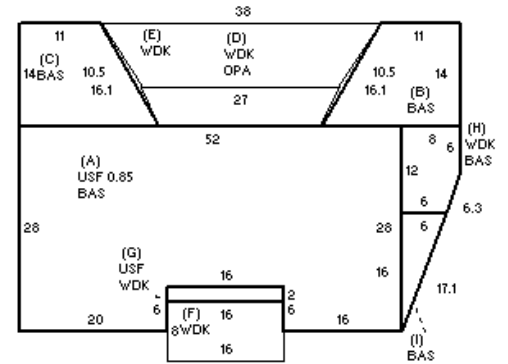
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CURRENT OWNER				PARCEL ID				LOCATION				
HUNTSMAN CAROLE A 48 OCEANSIDE DR SCITUATE, MA 02066				40-1-10-0				48 OCEANSIDE DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HUNTSMAN CAROLE A				07/01/2021	QS	1,650,000	(132268)					
SHRAIR PETER W & DANIELLE				05/24/2018	QS	850,000	(126839)					
MOTYL MARGARET R TR				07/16/2013	F	1	(119289)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,410	OS 1.00	100	1.00	704,000	4.75	100	1.00	WF7	1.60	569,140

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	%
22-0135	02/08/2022	3	ALTERATIONS	11,600	05/18/2023	NC	100	100
22-0135	02/08/2022	3	ALTERATIONS		07/13/2022	JD	100	0
21-1508	11/30/2021	3	ALTERATIONS	30,000	07/13/2022	JD	100	100
		7	OTHERS		09/05/2021	JD	100	100
20-126	02/25/2020	3	ALTERATIONS	75,000	07/08/2020	JD	100	100

TOTAL	7,405 SF	ZONING	FRNT	159	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	569,100	517,400
Inf1	FACTOR 100		BUILDING	1,125,200	939,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,694,300	1,456,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MEASURE	8/5/2019	JD
LIST	8/5/2019	EST
REVIEW	7/13/2022	JD

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BUILDING	CD	ADJ	DESC	MEASURE	8/5/2019	JD
MODEL	1		RESIDENTIAL			
STYLE	20	1.35	NEW STYLE [100%]	LIST	8/5/2019	EST
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	7/13/2022	JD

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YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,148,199												
NET AREA	3,106	DETAIL ADJ	1.362	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,918	2006	358.94	688,456														
\$NLA(RCN)	\$370	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,188	2006	326.42	387,789														
				ROOF SHAPE	1	GABLE	1.00		OPA	N	OPEN PORCH	129		72.11	9,302														
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	661		53.76	35,535														
				FLOOR COVER	13	COMB	1.00		GEN	O	GENERATOR	1		0.00															
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		7,778.40	7,778														
				HEATING/COOLING	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHOWER	1		2,559.20	2,559														
				FUEL SOURCE	2	GAS	1.00																						
				<table border="1"> <thead> <tr> <th>COND</th> <th>2</th> <th>2 %</th> </tr> </thead> <tbody> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>2</td> <td>% GD 98</td> </tr> </tbody> </table>														COND	2	2 %	FUNC	0		ECON	0		DEPR	2	% GD 98
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