

Key: 4709

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.463

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GULESERIAN EDWARD N TRUSTEE 10 BEATRICE CIR BELMONT, MA 02478-2659				40-1-17-0				16 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GULESERIAN EDWARD N TRUST				10/04/1996	QS		1 14699-341				
GULESERIAN EDWARD & NANCY				01/01/1973	XX		3797-114				
DOWNEY FRANCIS T & GERTRU				01/01/1948	XX		1959-477				

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	%
03-614	10/01/2003	3	ALTERATIONS	46,000	08/04/2004	SJ	100	100
99-214	05/17/1999	3	ALTERATIONS				100	100
91-832	12/03/1991	3	ALTERATIONS				100	100

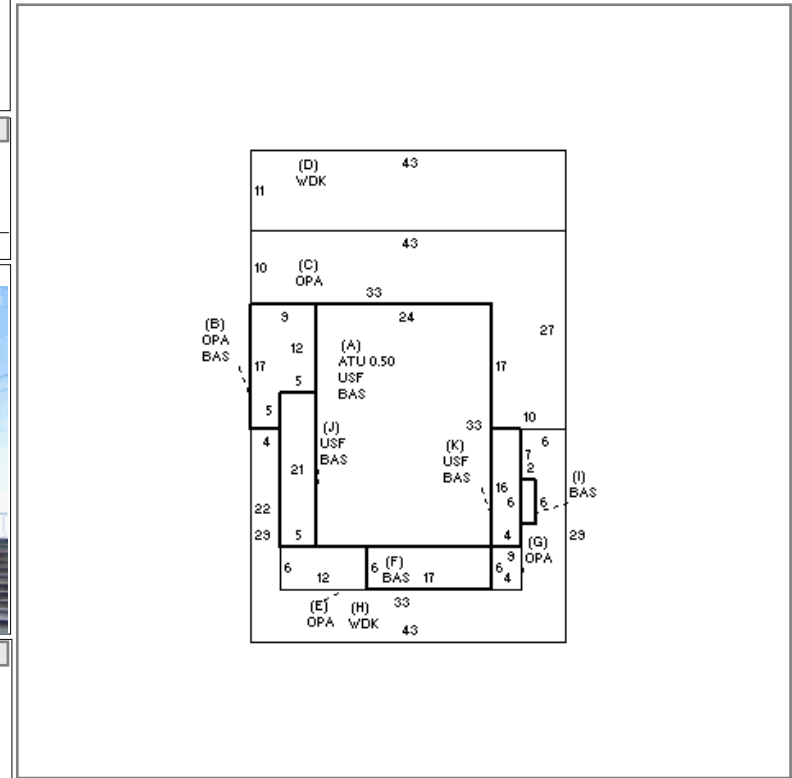
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,166	OS 1.00	100	1.00	704,000	4.33	100	1.00	WF7	1.60	571,850

TOTAL	8,146 SF	ZONING	C/W 18	FRNT	60	ASSESSED	571,900	CURRENT	519,900	PREVIOUS	383,600
Ngh	OCEANSIDE	N O T E	C/W 18	LAND		424,900	0	0	0	0	0
Inf1	FACTOR 100			BUILDING		0	0	0	0	0	0
Inf2	PHY 100			OTHER		0	0	0	0	0	0
						TOTAL	996,800	903,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/15/2009

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/6/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	653,644
NET AREA	2,164	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,203	1930	257.15	309,349	CONDITION ELEM	CD
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	961	1930	233.85	224,728	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	396		40.70	16,117	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	824		56.65	46,680	KITCHEN	
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	982		42.24	41,480	BATHS	
				INT FINISH	1	PLASTER	1.00	F31	O	FPL 3S 1OP	1		10,116.70	10,117	HEAT		
				HEATING/COOLING	99	N/A	1.00										
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2.5	1.00														
ROOMS		7	1.00														
BEDROOMS		4	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		5	\$5,174														
# UNITS		1	1.00														
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	4 PARTIAL HEAT
																ECON	0
																DEPR	35 % GD 65
																RCNLD	\$424,900