

Key: 6822

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.519

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HAYES JOHN M & GATELY TARA E 38 ELM STREET WELLESLEY, MA 02481				34-1-20-0				106 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAYES JOHN M & GATELY TAR				07/14/2008	QS	865,000	(112215)				
MCMAHON WILLIAM J & SUSAN				04/28/1989	QS	309,000	(78486)				
LAWRENCE DONALD S AND INE				01/01/1974	XX		(C00052040)				

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	%
13-207	04/16/2013	3	ALTERATIONS	106,000	07/16/2013	SJ	100	100
11-030	01/24/2011	3	ALTERATIONS	37,200	07/07/2011	SJ	100	100
99-207	06/13/1999	3	ALTERATIONS				100	100
		5	SPLIT/SUB/LA				100	100

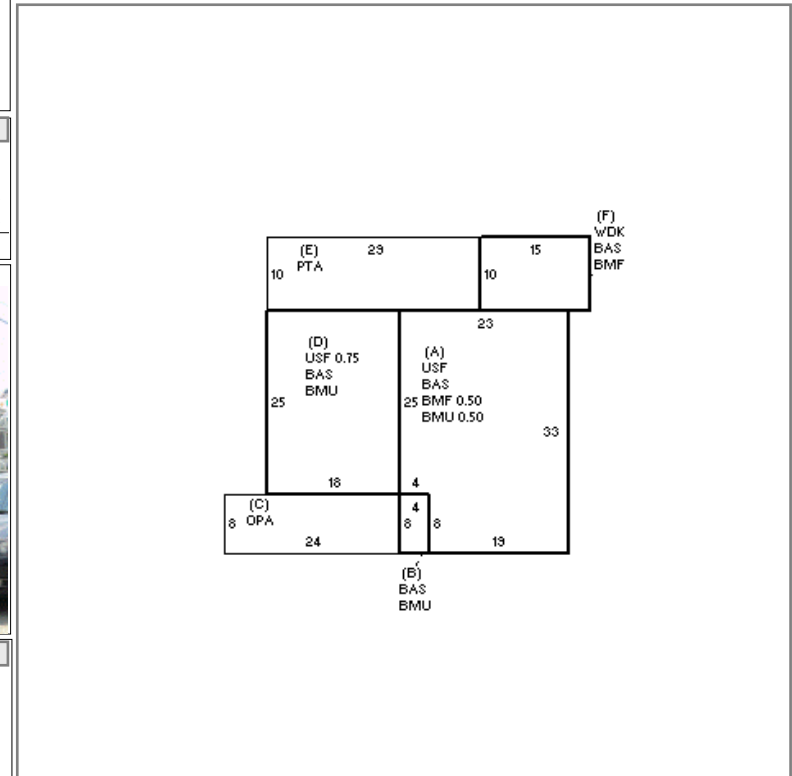
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,787	OS 1.00	100	1.00	704,000	3.33	100	1.00	WF7	1.60	580,330

TOTAL	10,787 SF	ZONING	C/W 34-1-19A	FRNT	59	ASSESSED	LAND 580,300	CURRENT	527,600	PREVIOUS	458,100
Ngh	OCEANSIDE	NOTE	C/W 34-1-19A	LAND	580,300	527,600					
Inf1	FACTOR 100			BUILDING	494,700	458,100					
Inf2	PHY 100			DETACHED	0	0					
				OTHER	0	0					
<b>TOTAL</b>				<b>1,075,000</b>	<b>985,700</b>						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
 FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM CONV TO COL PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2013	SJ
MODEL	1		RESIDENTIAL	LIST	7/16/2013	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/14/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	2,424	DETAIL ADJ	1.020
\$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	\$5,386
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	626,237
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	846		47.93	40,549	CONDITION ELEM	CD
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,359	1953	218.78	297,320	EXTERIOR	
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,065	1953	198.96	211,888	INTERIOR	
ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	192		56.65	10,877	KITCHEN	
FLOOR COVER	14	COMB	1.00	E	PTA	N	PATIO	290		16.39	4,753	BATHS	
INT FINISH	1	PLASTER	1.00	+	BMF	N	BSMT FINISH-SEP	514		67.29	34,585	HEAT	
HEATING/COOLING	2	HOT WATER	1.02	F	WDK	N	WOOD DECK	150		42.24	6,336	ELECT	
FUEL SOURCE	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480		
					F21	O	FPL 2S 1OP	1		9,062.90	9,063		

EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$494,700