

Key: 7656

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.328

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCMANAMA STEVEN M & CHRISTINE 12 SYNDER RD MEDFIELD, MA 02052				73-3-8-0				52 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCMANAMA STEVEN M & CHRIS				09/14/2005	QS	1,025,000	(107940)				
TRIPP MICHAEL				03/04/2003	F	1	(C10290)				
TRIPP MICHAEL B				10/03/1994	XX		(C00087103)				

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	%
21-247	03/18/2021	3	ALTERATIONS	46,700	05/25/2021	JD	100	100
91-914	12/23/1991	6	CYCL GROWTH		05/08/2006		100	100
90-153	04/12/1990	3	ALTERATIONS				100	100
90-439		3	ALTERATIONS				0	0

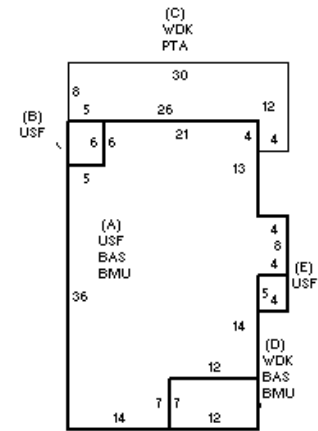
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,700 HUM	1.00	100	1.00	748,000	7.34	100	1.00	WF7	1.70	592,550

TOTAL	4,700 SF	ZONING	FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	592,600	507,000		
Infl1	FACTOR 100		BUILDING	497,100	466,800		
Infl2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	1,090,200	974,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8X8		64	17.03	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/25/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/25/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	598,861															
NET AREA	2,154	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,094		55.22	60,409																	
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,094	1990	248.08	271,403																	
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	1,060	1990	225.60	239,141																	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	256		17.88	4,577																	
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	340		46.08	15,667																	
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,674.00	1,674																	
				HEATING/COOLING	11	HW/COOL AIR	1.04																									
				FUEL SOURCE	2	GAS	1.00																									
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