

Key: 7657

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.329

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SEGEL ERIC C TR 25581 HILLSBORO DR LAGUNA NIGUEL, CA 92677				73-3-9-0				50 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SEGEL ERIC C TR				07/29/2015	F	100 (122195)					
SEGAL ERIC				01/28/2005	F	100 (106767)					
SEGAL NANCY H				05/06/1994	QS	200,000 (C86319)					

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	%
		7	OTHERS		06/13/2023	JD	100	100

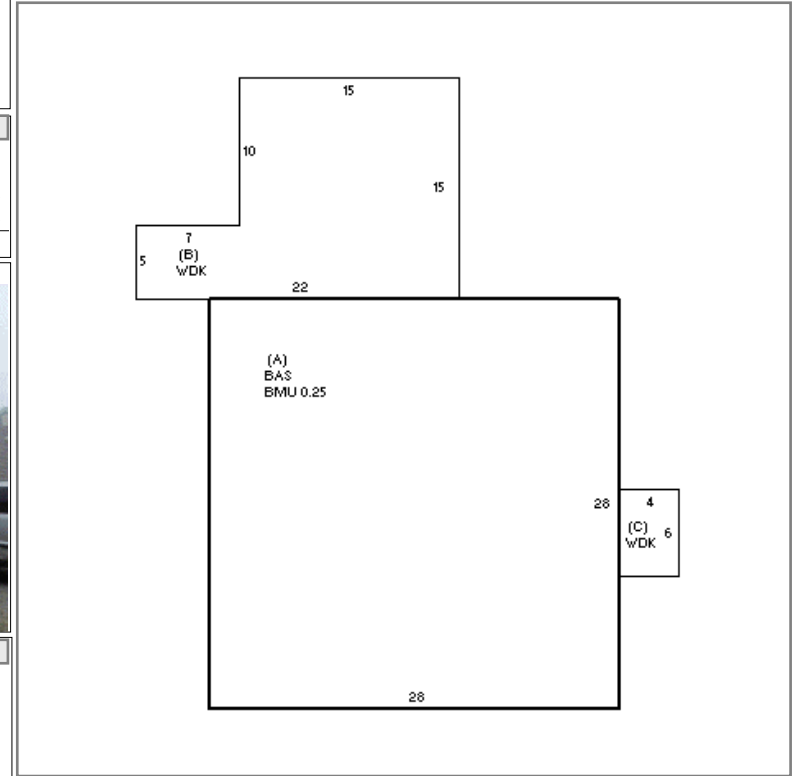
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,898	HUM 1.00	100	1.00	100	1.00	748,000	7.06	100	1.00	WF7 1.70	593,570

TOTAL	4,879 SF	ZONING		FRNT	58	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	593,600	507,900			
Inf1	FACTOR 100		BUILDING	111,500	51,100			
Inf2	PHY 100		DETACHED	3,600	0			
			OTHER	0	0			
			TOTAL	708,700	559,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2023	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	784	DETAIL ADJ	0.850
\$NLA(RCN)	\$254	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,040	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	196		63.15	12,377
A	BAS	L	BASE AREA	784	1948	220.21	172,646
+	WDK	N	WOOD DECK	284		38.40	10,906
	ODS	O	OUT DOOR SHOWER	1		1,141.00	1,141

TOTAL RCN	199,110
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$111,500