

Key: 7659

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.331

LEGAL

LAND

DETACHED

BUILDING

|                                                               |  |  |  |            |    |            |              |             |  |  |  |
|---------------------------------------------------------------|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| CURRENT OWNER                                                 |  |  |  | PARCEL ID  |    |            |              | LOCATION    |  |  |  |
| FOLEY SEAN & MELISSA<br>192 HOLLIS AVE<br>BRAintree, MA 02184 |  |  |  | 73-3-11-0  |    |            |              | 46 OCEAN DR |  |  |  |
| TRANSFER HISTORY                                              |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |             |  |  |  |
| FOLEY SEAN & MELISSA                                          |  |  |  | 06/04/2020 | QS | 530,000    | (130258)     |             |  |  |  |
| PHELAN CARLETON & THELMA                                      |  |  |  | 01/28/1993 | F  | 100        | (84165)      |             |  |  |  |
| PHELAN CARLETON & THELMA                                      |  |  |  | 01/01/1974 | XX |            | 51505-0      |             |  |  |  |

| 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    | %   |
| 110-345 | 06/14/2011 | 7             | OTHERS ALTERATIONS | 1,062  | 09/21/2022 | JD | 100    | 100 |
|         |            | 3             |                    |        | 09/06/2012 | SJ | 100    | 100 |

|     |   |           |      |      |      |          |      |         |      |     |            |           |         |
|-----|---|-----------|------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| CD  | T | AC/SF/UN  | Ngh  | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |         |
| 100 | S | 5,127 HUM | 1.00 | 100  | 1.00 | 100      | 1.00 | 748,000 | 6.76 | 100 | 1.00       | WF7 1.70  | 594,720 |

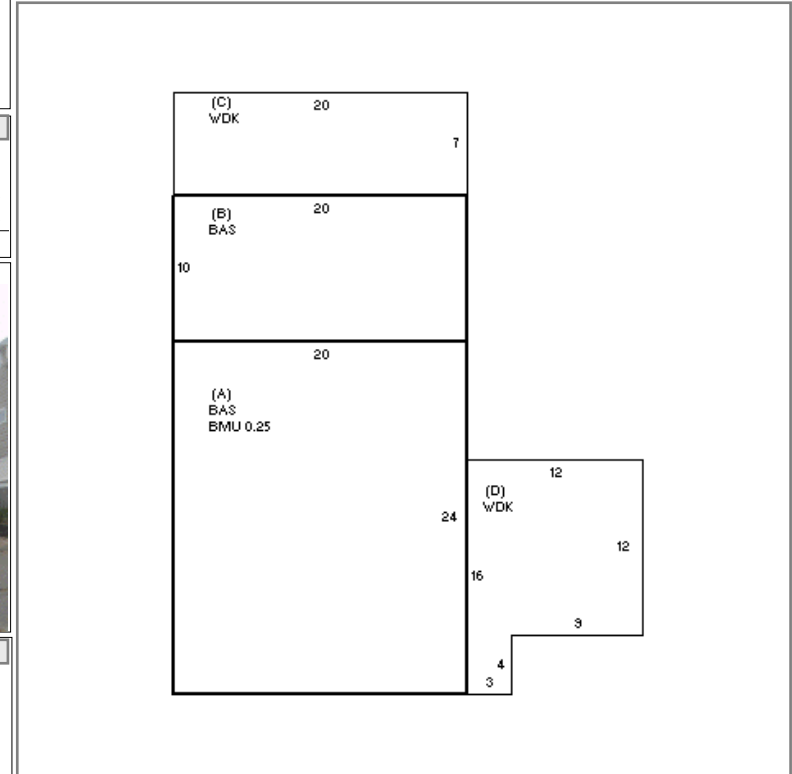
|       |            |        |          |         |          |         |          |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 5,140 SF   | ZONING | FRNT     | 56      | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | HUMAROCK   | NOTE   | LAND     | 594,700 | 508,900  |         |          |
| Inf1  | FACTOR 100 |        | BUILDING | 102,800 | 95,900   |         |          |
| Inf2  | PHY 100    |        | DETACHED | 0       | 0        |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 697,500 | 604,800  |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BUILDING | CD | ADJ  | DESC                 | MEASURE | 9/21/2022 | JD  |
|----------|----|------|----------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL          | LIST    | 9/21/2022 | EST |
| STYLE    | 6  | 0.85 | COTT/BUNGALOW [100%] | REVIEW  |           |     |
| QUALITY  | A  | 1.00 | AVERAGE [100%]       |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]    |         |           |     |

| BLDG COMMENTS | MLS |
|---------------|-----|
|---------------|-----|



| YEAR BLT   | 1952  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 680   | DETAIL ADJ | 0.722 |
| \$NLA(RCN) | \$244 | OVERALL    | 1.000 |

| CAPACITY     | UNITS | ADJ     |
|--------------|-------|---------|
| STORIES      | 1     | 1.00    |
| ROOMS        | 3     | 1.00    |
| BEDROOMS     | 1     | 1.00    |
| BATHROOMS    | 1     | 1.00    |
| # 1/2 BATHS  | 0     | 1.00    |
| TOT FIXTURES | 3     | \$1,733 |
| # UNITS      | 1     | 1.00    |

| ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 120   |      | 63.15     | 7,578   |
| EXT COVER       | 1  | WD SHINGLES    | 1.00 | + | BAS | L | BASE AREA       | 680   | 1952 | 197.55    | 134,336 |
| ROOF SHAPE      | 1  | GABLE          | 1.00 | + | WDK | N | WOOD DECK       | 296   |      | 38.40     | 11,366  |
| ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |   | BMG | O | BSMT GARAGE     | 1     |      | 2,491.00  | 2,491   |
| FLOOR COVER     | 14 | COMB           | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 7,281.00  | 7,281   |
| INT FINISH      | 1  | PLASTER        | 1.00 |   | ODS | O | OUT DOOR SHOWER | 1     |      | 969.00    | 969     |
| HEATING/COOLING | 13 | NONE           | 0.85 |   |     |   |                 |       |      |           |         |
| FUEL SOURCE     | 8  | NONE           | 1.00 |   |     |   |                 |       |      |           |         |

| TOTAL RCN      | 165,754 |
|----------------|---------|
| CONDITION ELEM | CD      |
| EXTERIOR       | F       |
| INTERIOR       | A       |
| KITCHEN        | A       |
| BATHS          | A       |
| HEAT           |         |
| ELECT          | A       |

|            |            |
|------------|------------|
| EFF.YR/AGE | 1967 / 55  |
| COND       | 38 38 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 38 % GD 62 |
| RCNLD      | \$102,800  |