

Key: 7664

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.336

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| CLAY WILLIAM L & DIANA H TRS 141 PENNSYLVANIA AVE HANSON, MA 02341 | | | | 73-3-16-F | | | | 36 OCEAN DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CLAY WILLIAM L & DIANA H | | | | 12/10/2020 | F | 100 | (131241) | | | | |
| CLAY WM J & DIANA | | | | 10/30/1998 | QS | 272,500 | (94383) | | | | |
| MCSORLEY CLAIRE J | | | | 01/01/1984 | XX | 70421-0 | | | | | |

| 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 % |
| 91-199 | 05/01/1991 | 3 | ALTERATIONS | | | | 100 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|-----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 5,695 HUM | 1.00 | 100 | 1.00 | 748,000 | 6.11 | 100 | 1.00 | WF7 | 1.70 | 597,430 |

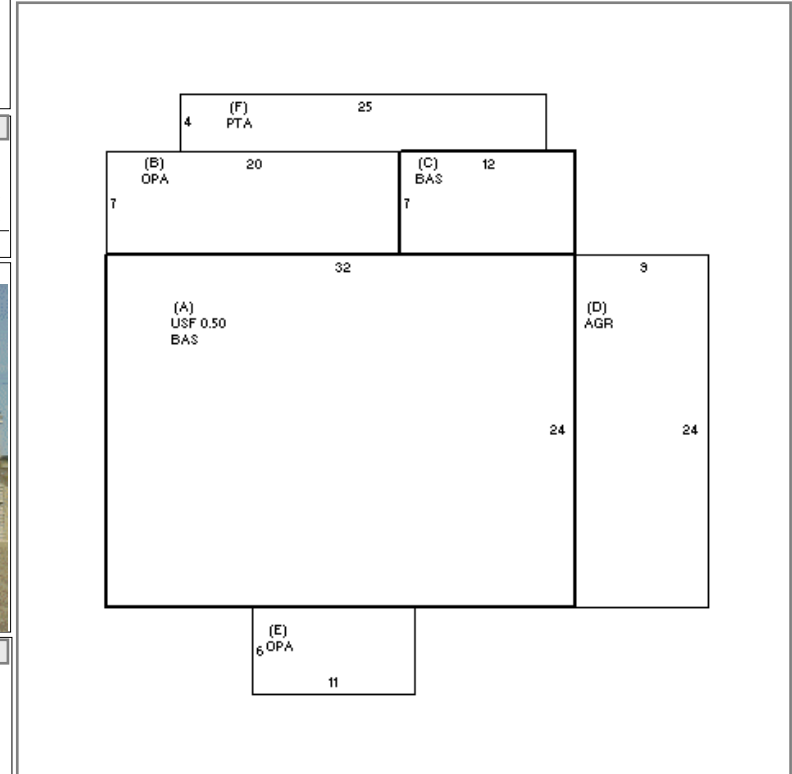
| TOTAL | 5,706 SF | ZONING | | FRNT | 181 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|---------|----------|---------|----------|
| Ngh | HUMAROCK | NOTE | | LAND | 597,400 | 511,200 | | |
| Inf1 | FACTOR 100 | | BUILDING | 104,100 | 98,400 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | TOTAL | 701,500 | 609,600 | | |

DETACHED

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



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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/11/2011 | SJ |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/11/2011 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 3/7/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1940 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 1,236 | DETAIL ADJ | 1.078 |
| \$NLA(RCN) | \$263 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1.5 | 1.00 | |
| ROOMS | 6 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 3 | \$2,587 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 1 | PIER | 0.98 | + | BAS | L | BASE AREA | 852 | 1940 | 242.01 | 206,195 |
| EXT COVER | 4 | VINYL | 1.00 | A | USF | L | UPPER STORY FIN | 384 | 1940 | 220.09 | 84,513 |
| ROOF SHAPE | 1 | GABLE | 1.00 | + | OPA | N | OPEN PORCH | 206 | | 51.50 | 10,609 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | AGR | N | ATT GARAGE | 216 | | 58.61 | 12,660 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 | F | PTA | N | PATIO | 100 | | 14.90 | 1,490 |
| INT FINISH | 1 | PLASTER | 1.00 | F11 | O | O | FPL 1S 10P | 1 | | 7,281.00 | 7,281 |
| HEATING/COOLING | 99 | N/A | 1.00 | | | | | | | | |
| FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | |

| TOTAL RCN | 325,335 |
|----------------|----------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1952 / 70 |
| COND | 64 64 % |
| FUNC | 4 PARTIAL HEAT |
| ECON | 0 |
| DEPR | 68 % GD 32 |
| RCNLD | \$104,100 |