

Key: 7854

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.516

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
O'CONNOR SHARON 19 MASCOMA ST QUINCY, MA 02170				73-4-5-0				43 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
O'CONNOR SHARON				06/30/2014	QS	395,000 (120810)					
MCWILLIAM BRIAN & SUSANNE				02/20/1996	QS	117,000 (89220)					
MCWILLIAM ARTHUR, JEAN &				05/18/1987	XX	75211-0					

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	%
92-706	09/08/1992	3	ALTERATIONS				100	100

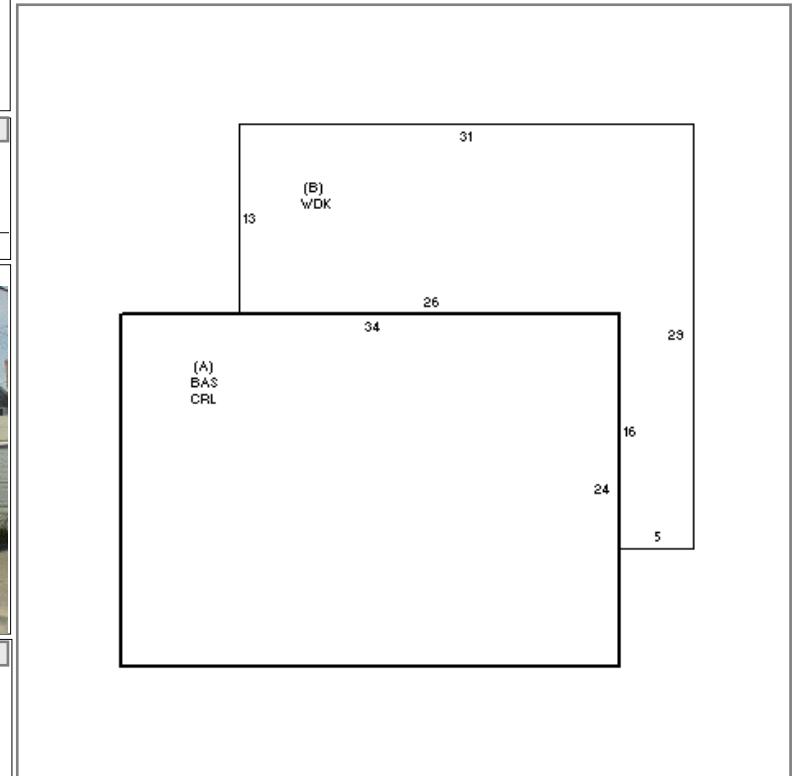
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,621 HUM	1.00	100	1.00	594,000	7.46	100	1.00	WV3	1.35	470,220

TOTAL	4,617 SF	ZONING		FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	470,200	427,500
Infl1	FACTOR 100		BUILDING	153,000	136,100			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	623,200	563,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/22/2003



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/20/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/3/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	816	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	816		11.20	9,143
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	816	1950	216.99	177,061
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	483		38.40	18,547
				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	99	N/A	1.00								
CAPACITY		UNITS	ADJ												
STORIES		1	1.00												
ROOMS		5	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												

TOTAL RCN	206,791	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$153,000	