

Key: 8326

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.938

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CURRENT OWNER				PARCEL ID				LOCATION			
TOBIN CHRISTOPHER & ANDREA				39-6-2-A				38 MARION ROAD EXT			
38 MARION ROAD EXT				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SCITUATE, MA 02066				TOBIN CHRISTOPHER & ANDRE				01/21/2014 QS 386,000 (120050)			
				NESS SCOTT R				07/10/2009 QS 380,000 (113510)			
				BARRY ALVIN R & MARY D				01/16/1985 QS 115,700 (70669)			

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,019 SF	ZONING	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	297,200	264,500		
Inf2	PHY 100		DETACHED	400	300		
			OTHER	0	0		
			TOTAL	658,800	593,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/2/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/2/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/3/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,428	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	612		50.18	30,712
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	204		70.45	14,371
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	816	1984	242.67	198,016
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	612	1984	220.68	135,056
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	258		38.40	9,907
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	401,687
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	\$297,200

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	%

