

Key: 4323

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.094

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SEAVER NICHOLAS J & SAMANTHA M 65 MARION RD SCITUATE, MA 02066				40-12-14-0				65 MARION RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SEAVER NICHOLAS J & SAMAN				05/08/2020	F	1	(130157)				
FORTIN SAMANTHA &				04/30/2018	A	276,000	(126733)				
FORTIN JOHN W & PATRICIA				07/24/2015	O	250,000	(122180)				

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	%
20-121	02/24/2020	2	ADDITIONS	131,000	07/13/2020	JD	100	30
20-121	02/24/2020	2	ADDITIONS	131,000	04/30/2021	JD	100	100
15-511	08/11/2011	3	ALTERATIONS	4,500	07/14/2016	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	OS 1.00	100	1.00	100	1.00	440,000	6.92	100	1.00	R08 1.00	349,460

TOTAL	5,009 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M39		LAND	349,500	317,700
Infl1	FACTOR 100		BUILDING	619,300	551,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	968,800	869,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	04/20/2021
BLDG COMMENTS	

(C) OPA 31

8

(B) USF 0.30 31

16

BAS

CRL

(A) USF 32

24

BAS

CRL

(D) WDK

3 7

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/20/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,478	DETAIL ADJ	1.133	FOUNDATION	3	CONT WALL	1.00
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7	1.00		FLOOR COVER	14	COMB	1.00
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	3	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	9	\$8,974					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	1,264		10.89	13,762
A	BAS	L	BASE AREA	768	1953	242.23	186,031
+	USF	L	UPPER STORY FIN	1,214	2020	220.28	267,420
B	BAS	L	BASE AREA	496	2020	242.23	120,145
C	OPA	N	OPEN PORCH	248		56.65	14,049
D	WDK	N	WOOD DECK	21		42.22	887
F11	O		FPL 1S 1OP	1		8,009.10	8,009
GEN	O		GENERATOR	1		0.00	

TOTAL RCN	619,277
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$619,300