

Key: 4377

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.147

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
O'BRIEN MICHAEL 35 SEAVIEW AV SCITUATE, MA 02066				39-10-3-0				35 SEAVIEW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'BRIEN MICHAEL				05/16/2019	QS	500,000	51113-233				
ALLEN HORACE &				09/01/2015	QS	340,000	45994-44				
HAYES GLENN C & SUZANNE S				05/18/2011	F	-100	39941-93				

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	%
		3	ALTERATIONS		08/30/2013	SJ	100	100

LAND

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	10,000 SF	ZONING	FRNT	221	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	225,800	200,900		
Inf2	PHY 100		DETACHED	2,900	2,800		
			OTHER	0	0		
					TOTAL	589,900	532,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	16 X 14	2012	224	14.42	2,900

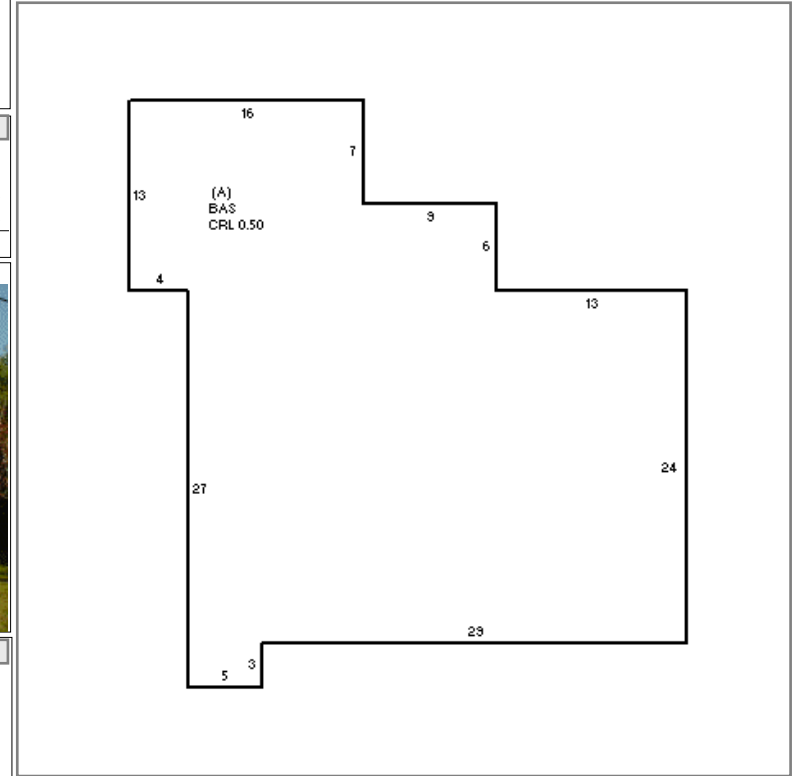


BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/30/2013	SJ
MODEL	1		RESIDENTIAL	LIST	8/30/2013	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/1/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,093	DETAIL ADJ	0.875
\$NLA(RCN)	\$240	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,310	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	547		14.32	7,833
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,093	1950	223.59	244,384
ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009
ROOF COVER	1	ASPH SHINGLES	1.00								
FLOOR COVER	14	COMB	1.00								
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	262,536
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$225,800