

Key: 4383

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.153

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---------------------------------------------------------------------------------------------------------|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| MCNALLY WILLIAM & ROSEMARY LE, S/O MONACO MICHAEL J & ELIZABE 34 SEAVIEW AV SCITUATE, MA 02066 | | | | 39-11-2-0 | | | | 34 SEAVIEW AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MONACO MICHAEL J & ELIZAB | | | | 03/16/2023 | QS | 680,000 | 57747-341 | | | | |
| MCNALLY WILLIAM & ROSEMAR | | | | 10/04/2012 | F | 1 | 42054-102 | | | | |
| MCNALLY WILLIAM J & ROSEM | | | | 11/23/2005 | QS | 422,000 | 31778-347 | | | | |

| 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 | % |
| 87-484 | 09/05/1987 | 7 | OTHERS ALTERATIONS | | 09/20/2006 | | 100 | 100 |

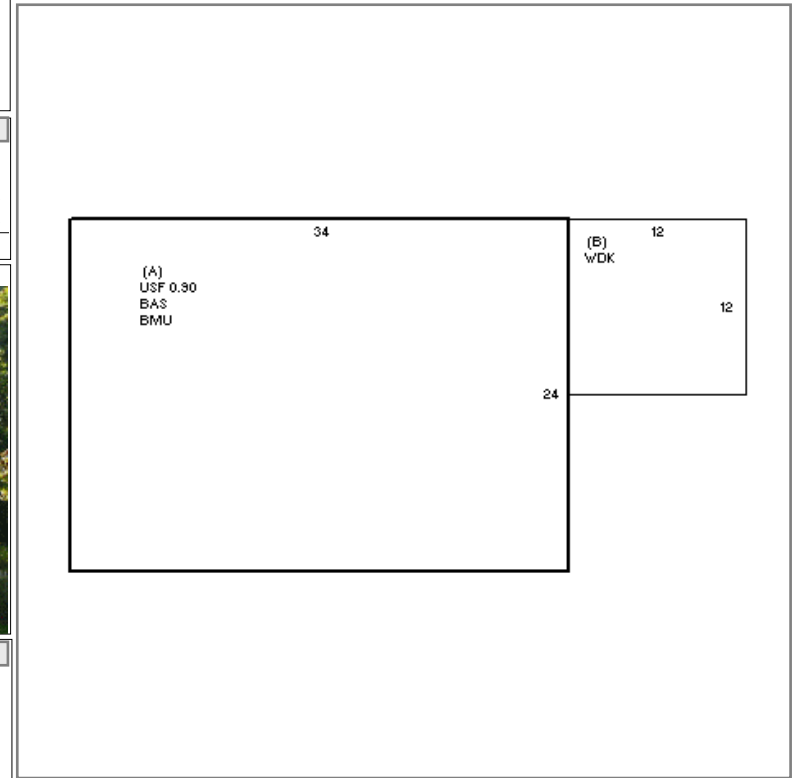
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 5,000 | OS 1.00 | 100 | 1.00 | 440,000 | 6.92 | 100 | 1.00 | R03 | 1.00 | 349,460 |

| TOTAL | 5,000 SF | ZONING | | FRNT | 50 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|---------|----------|---------|----------|
| Ngh | OCEANSIDE | NOTE | | LAND | 349,500 | 317,700 | | |
| Inf1 | FACTOR 100 | | BUILDING | 293,200 | 267,900 | | | |
| Inf2 | PHY 100 | | DETACHED | 500 | 500 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | TOTAL | 643,200 | 586,100 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 | | 40 | 17.03 | 500 |



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



| BUILDING | CD | ADJ | DESC | MEASURE | 9/27/2010 | RD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/10/2001 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 1/18/2023 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1976 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | |
|--------------|-------|------------|-----------------|------------|---------------|----------------|---------|------|-----|------------|-----------------|-----------------|------|-----------|---------|---------|
| NET AREA | 1,550 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 50.18 | 40,949 | |
| \$NLA(RCN) | \$246 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BAS | L | BASE AREA | 816 | 1976 | 216.52 | 176,681 | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 3 | GAMBREL | 1.00 | A | USF | L | UPPER STORY FIN | 734 | 1976 | 196.90 | 144,527 |
| STORIES | 1.9 | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | WDK | N | WOOD DECK | 144 | | | 38.40 | 5,530 | |
| ROOMS | 7 | 1.00 | FLOOR COVER | 14 | COMB | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | | 8,239.00 | 8,239 | |
| BEDROOMS | 4 | 1.00 | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | |
| BATHROOMS | 2 | 1.00 | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| # 1/2 BATHS | 0 | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| TOT FIXTURES | 6 | \$4,896 | | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | |

| TOTAL RCN | 380,822 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1994 / 28 |
| COND | 24 24 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 23 % GD 77 |
| RCNLD | \$293,200 |