

Key: 4387

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.156

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CRAGO BENJAMIN C JR & CHENEY ANNIE R 30 SEAVIEW AV SCITUATE, MA 02066				39-13-2-0				30 SEAVIEW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CRAGO BENJAMIN C JR & STAUFF RACHEL L				09/23/2021	QS	530,000	55708-153				
STAUFF RACHEL L				03/01/2013	A	170,000	42745-240				
STAUFF RAYMOND L & MADELI				01/01/1951	QS		2100-108				

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	%
21-1218	08/31/2021	7	OTHERS ALTERATIONS	20,500	05/08/2022	JD	100	100
		3			07/13/2022	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,750	OS 1.00	100	1.00	440,000	7.27	100	1.00	R03		348,710

TOTAL	4,750 SF	ZONING		FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	348,700	317,000			
Infl1	FACTOR 100		BUILDING	214,000	190,300			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	562,700	507,300			

DETACHED

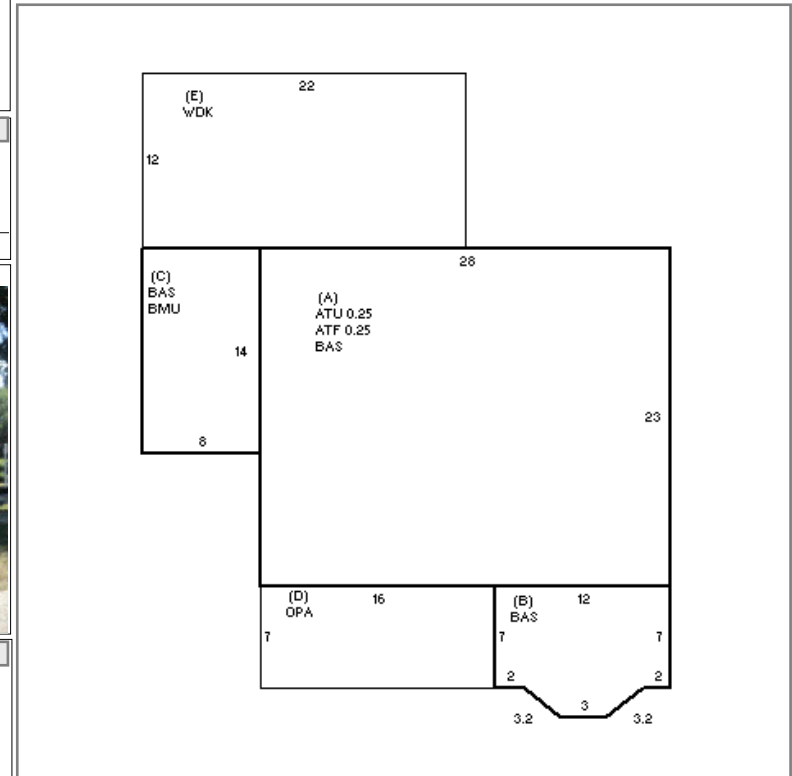
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	5/8/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,012	DETAIL ADJ	1.100
\$NLA(RCN)	\$286	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,640
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	851	1940	261.56	222,588
A	ATF	L	ATTIC FINISH	161	1940	169.00	27,209
A	ATU	N	ATTIC UNF	161		37.00	5,957
C	BMU	N	BSMT UNFINISHED	112		63.15	7,073
D	OPA	N	OPEN PORCH	112		51.50	5,768
E	WDK	N	WOOD DECK	264		38.40	10,138
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	289,186
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$214,000