

Key: 4390

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.159

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CURRENT OWNER				PARCEL ID				LOCATION			
GALLAGHER RAYMOND F & KANE VERONICA 28 SEAVIEW AVENUE SCITUATE, MA 02066				39-13-3-0				28 SEAVIEW AV			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				GALLAGHER RAYMOND F & SOUTH BOSTON SAVINGS BANK				10/23/1992	QS	121,000	11359-264
				WALLACE RONALD J & KAROLY				09/04/1992	QS	100,000	11239-108
								08/30/1988	XX		8678-306

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	%
	07/21/2003	2	ADDITIONS	44,000	01/05/2004	PJB	100	100
00-183	05/08/2000	3	ALTERATIONS				100	100
92-666	08/01/1992	3	ALTERATIONS				100	100

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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,500	OS 1.00	100	1.00	100	1.00	440,000	4.70	100	1.00	R03 1.00	355,920

TOTAL	7,492 SF	ZONING	FRNT	210	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	355,900	323,600		
Inf1	FACTOR 100		BUILDING	231,500	217,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>			<b>TOTAL</b>	<b>587,400</b>	<b>541,000</b>		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/15/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	2,868	DETAIL ADJ	1.200
\$NLA(RCN)	\$224	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.25	1.00	
ROOMS	10	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,760	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	528		13.22	6,978
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,440	1920	207.73	299,126
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,248	1920	228.42	285,072
ROOF COVER	1	ASPH SHINGLES	1.00	B	ATF	L	ATTIC FINISH	180	1920	147.59	26,566
FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	192		51.50	9,888
INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	252		38.40	9,677
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	643,067
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$231,500

