

Key: 4467

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.234

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LUSTER LYNNE E & FITZPATRICK ELINOR J 20 SEAVIEW AV SCITUATE, MA 02066				39-18-2-0				20 SEAVIEW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUSTER LYNNE E & FITZPATRICK ELINOR				08/22/2006	F	180,000	33231-303 21020-205 20485-348				

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	%
03-028		3	ALTERATIONS		07/24/2006	SJ	90	95
02-058	01/22/2003	3	ALTERATIONS		01/20/2004	PJB	85	90
	02/04/2002	2	ADDITIONS	100,000	09/24/2004	SJ	100	100
		3	ALTERATIONS				100	100
		3	ALTERATIONS				0	0

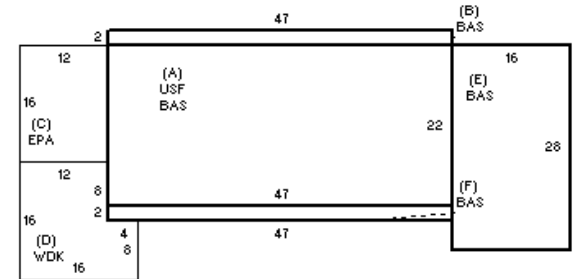
LAND

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	100	1.00	440,000	6.92	100	1.00	R03 1.00	349,460

TOTAL	5,009 SF	ZONING		FRNT	61	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700			
Inf1	FACTOR 100		BUILDING	215,800	202,500			
Inf2	PHY 100		DETACHED	100	100			
			OTHER	0	0			
TOTAL			TOTAL	565,400	520,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70			10	17.03	100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/28/2010	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%]			

BLDG COMMENTS

G

YEAR BLT	1937	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	599,489	
NET AREA	2,704	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,670	1937	218.68	365,202	CONDITION ELEM	CD	
\$NLA(RCN)	\$222	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,034	1937	198.87	205,631	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	192		90.20	17,318	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	224		38.40	8,602	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$2,736															
# UNITS		1	1.00															
																	EFF.YR/AGE	1952 / 70
																	COND	64 64 %
																	FUNC	0
																	ECON	0
																	DEPR	64 % GD 36
																	RCNLD	\$215,800