

Key: 4531

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.295

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DRAY ROBERT F & RIBEIRO ANGELA D 74 SEAVIEW AVENUE SCITUATE, MA 02066				40-4-2-0				74 SEAVIEW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DRAY ROBERT F & MAYWALD CHRISTOPH A B				03/12/1993	I	136,000	11701-188				
HOFFMAN KEITH				01/21/1986	XX		6537-13				
				05/03/1985	XX		6082-215				

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	%
01-419	08/07/2001	3	ALTERATIONS				100	100

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	440,000	3.58	100	1.00	R08	1.00	361,190

TOTAL	10,019 SF	ZONING	FRNT	108	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	219,600	206,300		
Inf2	PHY 100		DETACHED	5,300	5,100		
			OTHER	0	0		
			TOTAL	586,100	539,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20		400	49.28	3,900
GZB	A	1.00	60 0.40	1987	100	34.56	1,400

PHOTO 10/20/2003

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2010	RD
MODEL	1		RESIDENTIAL	LIST	9/28/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,947	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,208		49.32	59,578
\$NLA(RCN)	\$313	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,208	1910	267.40	323,024
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	739	1910	243.18	179,707
STORIES	1.9		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	176		56.65	9,970
ROOMS	7		1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	EPA	N	ENCLOSED PORCH	176		99.22	17,463
BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	64		42.25	2,704
BATHROOMS	2		1.00	HEATING/COOLING	1	FORCED AIR	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00								
TOT FIXTURES	8	\$8,448													
# UNITS	1	1.00													

TOTAL RCN	609,957
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	\$219,600