Key: 4533

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,297

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
IANTOSCA, JOSEPH A & CHRISTINE 68 SEAVIEW AV SCITUATE, MA 02066	40-4-4-0	68 SEAVIEW AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
IANTOSCA, JOSEPH A & CHRI	05/03/2019	F	1	(128450)
IANTOSCA JOSEPH A &	03/29/2013	QS	300,000	(118802)
HOGAN PATRICK E & SHANNON	01/04/2002	QS	250,000	(100567)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

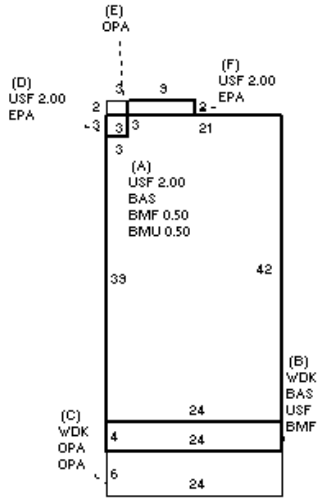
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-272	04/22/2019	2	ADDITIONS	253,000	08/07/2019	JD	100	50
19-272	04/22/2019	2	ADDITIONS	253,000	07/09/2020	JD	100	90
19-272	04/22/2019	2	ADDITIONS	253,000	03/12/2021	JD	100	90
19-272	04/22/2019	2	ADDITIONS	253,000	09/14/2021	JD	100	100
03-622	10/06/2003	3	ALTERATIONS	11,800	08/05/2004	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	R08 1.00			349,460

TOTAL	5,009 SF	ZONING		FRNT	49
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	349,500	317,700
BUILDING	761,100	705,900
DETACHED	4,600	4,400
OTHER	0	0
TOTAL	**1,115,200**	**1,028,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G 1.20	10 0.90	40X15	2021	600	8.53	4,600

PHOTO 09/14/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/9/2020	JD
LIST	7/9/2020	EST
REVIEW	9/14/2021	JD

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	3,243	DETAIL ADJ	1.030
$NLA(RCN)	$235	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	3	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,251
# 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	34	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	500		50.57	25,286
+	BAS	L	BASE AREA	1,095	1963	212.33	232,496
+	USF	L	UPPER STORY FIN	2,052	2020	193.09	396,216
+	BMF	N	BSMT FINISH-SEP	596		70.99	42,310
B	USF	L	UPPER STORY FIN	96	1963	193.08	18,536
+	WDK	N	WOOD DECK	240		42.24	10,138
+	OPA	N	OPEN PORCH	294		56.65	16,655
+	EPA	N	ENCLOSED PORCH	27		99.20	2,679
	F11	O	FPL 1S 1OP	1		8,009.10	8,009
	ODS	O	OUT DOOR SHOWER	1		1,520.20	1,520

TOTAL RCN	761,096
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2022 / 0		
COND	0	0 %	
FUNC	0		
ECON	0		
DEPR	0	% GD	100
RCNLD	$761,100		