

Key: 4538

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.302

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CARLETON KEVIN R TR & PATRICIA C TR 48 SEAVIEW AV SCITUATE, MA 02066				40-7-2-0				48 SEAVIEW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARLETON KEVIN R TR & PATRICIA C TR				04/25/2017	F		1 (125037)				
KERR JEFFREY S AND FRANK				11/18/1986	QS	158,000	(74308)				
				05/28/1985	XX		(C00071330)				

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	%
06-447	08/01/2006	3	ALTERATIONS	26,000	06/27/2007	SJ	100	100
04-646	10/04/2004	3	ALTERATIONS	17,900	06/07/2005	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,105 OS	1.00	100	1.00	440,000	3.91	100	1.00	R03	1.00	359,400

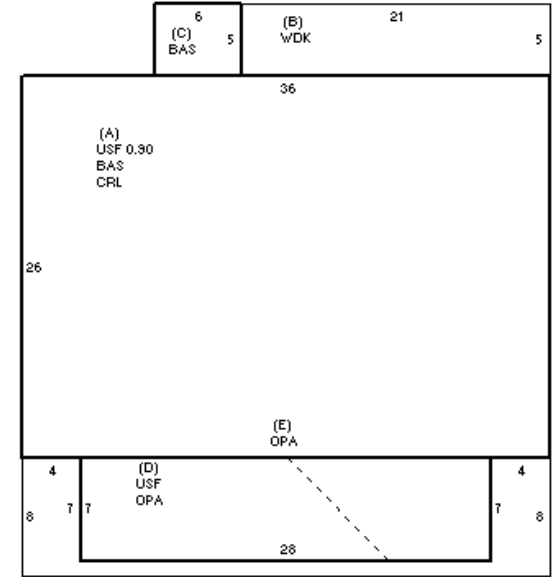
TOTAL	9,104 SF	ZONING	FRNT	83	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	359,400	326,700		
Inf1	FACTOR 100		BUILDING	417,400	371,300		
Inf2	PHY 100		DETACHED	2,800	2,700		
			OTHER	0	0		
			TOTAL	779,600	700,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 70 0.30			216	43.80	2,800



BLDG COMMENTS
FY12 STYLE CHANGE FROM CAPE TO CONV PER FIELD REVIEW.



BUILDING

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	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	564,016
NET AREA	2,004	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	936		11.81	11,053		
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,038	1925	246.75	256,125		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	105		42.24	4,435		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	966	1925	271.33	262,108		
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	288		56.65	16,315		
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$417,400