

Key: 4539

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.303

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DEMATTEO SARA J 46 SEAVIEW AV SCITUATE, MA 02066				40-7-3-0				46 SEAVIEW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DEMATTEO SARA J				09/20/2019	H	1 (129147)					
DEMATTEO CARL & SARA				11/26/2003	QS	430,000 (104556)					
OSIER FREDERICK E & DALLO				08/31/1993	QS	154,500 (C#8515)					

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	%
06-751	12/05/2006	3	ALTERATIONS	24,600	06/27/2007	SJ	100	100

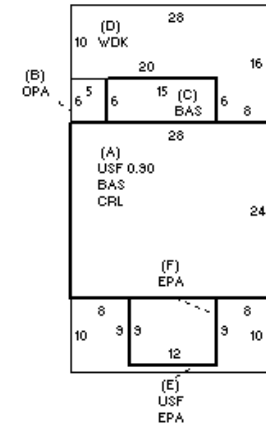
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,000	OS 1.00	100	1.00	100	1.00	440,000	5.02	100	1.00	R03 1.00	354,740

TOTAL	7,013 SF	ZONING		FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	354,700	322,500			
Inf1	FACTOR 100		BUILDING	201,300	187,200			
Inf2	PHY 100		DETACHED	2,400	2,300			
			OTHER	0	0			
			TOTAL	558,400	512,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20		216	54.75	2,400

PHOTO 10/20/2003

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



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
NET AREA	1,475	DETAIL ADJ	1.200	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	672		13.19	8,866
\$NLA(RCN)	\$310	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	713	1925	257.85	183,849
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	30		56.65	1,700
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	762	1925	283.54	216,060
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	328		42.24	13,855
				INT FINISH	1	PLASTER	1.00	+	EPA	N	ENCLOSED PORCH	280		99.22	27,782
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	457,390
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$201,300