

Key: 4542

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.306

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CURTIS MICHAEL & DARIA, S/O CURTIS WILLIAM D & JULIA A 51 SEAVIEW AV SCITUATE, MA 02066				40-8-11-0				51 SEAVIEW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CURTIS WILLIAM D & JULIA				07/10/2023	A	1 (135603)					
CURTIS MICHAEL & DARIA,				05/31/2017	F	1 (125222)					
CURTIS WILLIAM D & JULIA				10/01/2015	QS	397,500 (122515)					

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 %
E22-0823	09/26/2022	3	ALTERATIONS	17,000	07/27/2023	JD	100 100
15-789	11/18/2015	3	ALTERATIONS	5,000	07/14/2016	SJ	100 100
00-54	03/02/2000	2	ADDITIONS				100 100

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

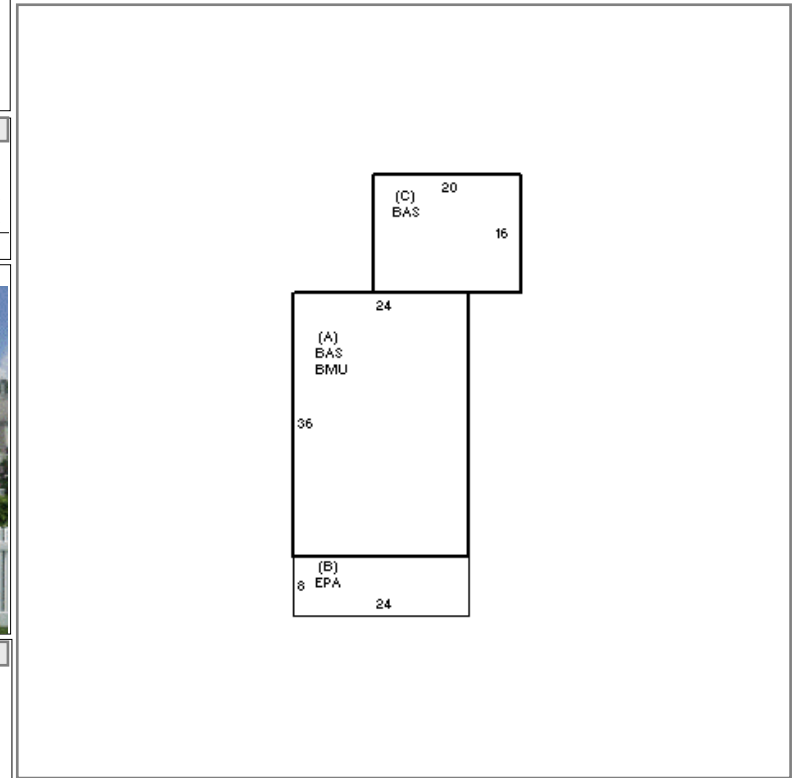
TOTAL	5,000 SF	ZONING	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Inf1	FACTOR 100		BUILDING	219,300	206,600		
Inf2	PHY 100		DETACHED	2,900	600		
			OTHER	0	0		
			TOTAL	571,700	524,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600
PTD	A	1.00	30 0.70 25X18		450	7.37	2,300



BUILDING	CD	ADJ	DESC	MEASURE	7/27/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/27/2023	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	304,598
NET AREA	1,184	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		49.26	42,558		
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	192		90.20	17,318		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,184	1950	192.98	228,485		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281		
				FLOOR COVER	14	COMB	1.00		GEN	O	GENERATOR	1		0.00			
				INT FINISH	1	PLASTER	1.00		GFP	O	GAS FIREPLACE	1		5,556.00	5,556		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1	1.00	EXTERIOR	A
ROOMS	6	1.00	INTERIOR	G
BEDROOMS	3	1.00	KITCHEN	G
BATHROOMS	1	1.00	BATHS	A
# 1/2 BATHS	1	1.00	HEAT	A
TOT FIXTURES	5	\$3,400	ELECT	U
# UNITS	1	1.00		

EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$219,300