

Key: 5270

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.016

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DEALMEIDA JAMES C , DONNA M & SUSAN MULLEN 7 HARBOR VIEW RD SCITUATE, MA 02066				45-2-69-0				7 HARBOR VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DEALMEIDA JAMES C , DONNA				05/18/2017	F	1 48435-219					
DEALMEIDA JAMES & HELEN				01/01/1957	QS	2477-191					

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	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,000	HBR 1.00	100	1.00	100	1.00	616,000	5.02	100	1.00	R08 1.40	496,640

TOTAL	7,000 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	496,600	419,200
Infl1	FACTOR 100		BUILDING	249,400	225,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	746,000	644,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



32

(A)
USF 0.75
BAS
BMU

24

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/18/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/18/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	361,395
NET AREA	1,344	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349	CONDITION ELEM	CD
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	768	1956	241.62	185,563	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1956	219.73	126,562	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN	
				FLOOR COVER	14	COMB	1.00									BATHS	
				INT FINISH	1	PLASTER	1.00									HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		4	1.00														
BEDROOMS		2	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		3	\$2,640														
# UNITS		1	1.00														
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$249,400