

Key: 5316

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.060

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LAVANGIE DARCY A 20 SEAMORE RD SCITUATE, MA 02066				45-5-3-0				20 SEAMORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAVANGIE DARCY A				05/03/2021	U	525,000	(131932)				
DICRISTOFARO FRANK W JR &				04/26/2019	H	315,000	(128408)				
BRYANT JANE				07/30/1993	QS	105,000	(85004)				

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	%
19-362	05/16/2019	3	ALTERATIONS	50,000	07/19/2022	JD	100	100
07-309	06/06/2007	2	ADDITIONS	27,000	08/14/2019	JD	100	100
					07/21/2008	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	OS	1.00	100	1.00	100	1.00	R03	1.00		355,920

TOTAL	7,500 SF	ZONING	FRNT	185	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	355,900	323,600
Inf1	FACTOR 100		BUILDING	269,800	242,800		
Inf2	PHY 100		DETACHED	900	900		
			OTHER	0	0		
			TOTAL		626,600	567,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10 X 8	80	15.97	900

PHOTO	07/19/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	8/14/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

G

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	290,147			
NET AREA	1,209	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,014	1949	219.54	222,609	CONDITION ELEM	CD			
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	OPA	N	OPEN PORCH	115		56.65	6,515	EXTERIOR	V			
				ROOF SHAPE	1	GABLE	1.00	D	BMU	N	BSMT UNFINISHED	195		69.46	13,545	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BAS	L	BASE AREA	195	2007	219.54	42,810	KITCHEN	V			
				FLOOR COVER	2	SOFTWOOD	1.00		GEN	O	GENERATOR	1		0.00		BATHS	V			
				INT FINISH	1	PLASTER	1.00									HEAT	U			
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	U			
				FUEL SOURCE	1	OIL	1.00													
																		EFF.YR/AGE	2015 / 7	
																		COND	7 7 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	7 % GD 93	
																		RCNLD	\$269,800	