

Key: 5317

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.061

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EATON DONALD J TR & LYNN TR 18 SEAMORE RD SCITUATE, MA 02066				45-5-4-0				18 SEAMORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EATON DONALD J TR & LYNN				12/04/2014	F		1 (121326)				
EATON DONALD J				01/01/1978	QS		(58244)				
CASHMAN RACHEL & KEEGAN K				01/01/1958	XX		(C00025373)				

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 %
03-469	08/08/2003	2	ADDITIONS	40,500	06/28/2005	SJ	100 100
98-33	08/05/1998	3	ALTERATIONS		08/17/2004	SJ	100 100
98-33	02/09/1998	3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100

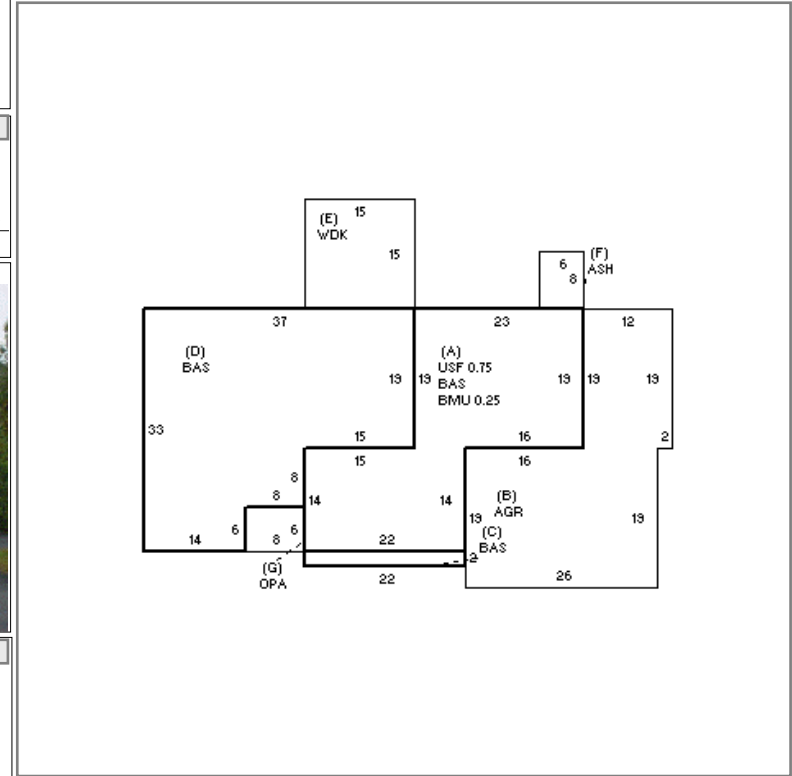
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,019 SF	ZONING		FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400			
Infl1	FACTOR 100		BUILDING	421,900	380,000			
Infl2	PHY 100		DETACHED	24,500	23,300			
			OTHER	0	0			
			TOTAL	807,600	731,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	-	0.90 30 0.70			864	40.50	24,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/6/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	562,511
NET AREA	2,311	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	186		63.15	11,746	CONDITION ELEM	CD
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	559	1978	200.46	112,058	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	722		40.70	29,389	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	789	1978	220.43	173,923	KITCHEN	
				FLOOR COVER	14	COMB	1.00	D	BAS	L	BASE AREA	963	2003	220.43	212,278	BATHS	
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	225		38.40	8,640	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	F	ASH	N	ATT SHED	48		22.35	1,073	ELECT	
				FUEL SOURCE	99	N/A	1.00	G	OPA	N	OPEN PORCH	48		51.50	2,472		
									F21	O	FPL 2S 1OP	1		8,239.00	8,239		
																EFF.YR/AGE	1990 / 32
																COND	25 25%
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$421,900