Key: 5324

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,068

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMITH ALAN R TR 1 SEAMORE RD SCITUATE, MA 02066	45-6-1-A	1 SEAMORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SMITH ALAN R TR	07/26/2022	F	1	(134234)
SMITH ALAN R	09/29/2015	V	305,000	(122493)
MCGINLEY WALTER E & LORI	04/06/1990	QS	149,000	(79984)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

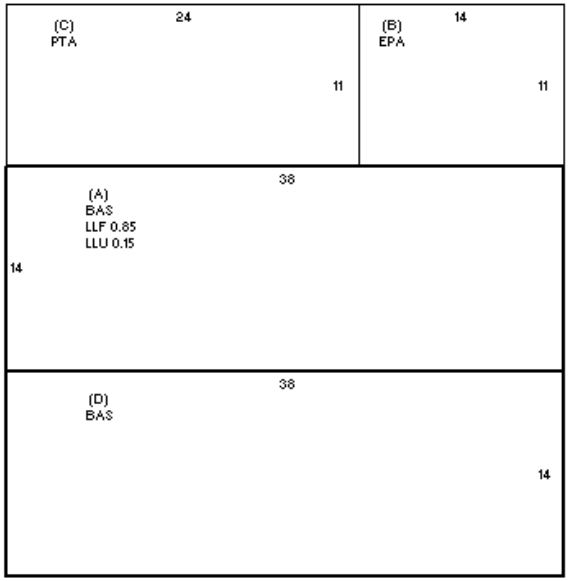
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	09/09/2022	7	OTHERS		05/19/2023	NC	100	100
16-647	10/24/2016	3	ALTERATIONS	16,700	08/25/2017	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,154	OS 1.00	100 1.00	100 1.00	440,000	4.34	100 1.00	R03 1.00			357,380

TOTAL	8,154 SF	ZONING		FRNT	72
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	357,400	324,900
BUILDING	245,400	221,600
DETACHED	1,200	300
OTHER	0	0
TOTAL	**604,000**	**546,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X12		120	13.93	1,200

PHOTO 05/19/2023

BLDG COMMENTS

LLF=FAM RM

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/19/2023	NC
LIST	5/19/2023	NC
REVIEW	6/28/2023	MR

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	1,516	DETAIL ADJ	1.030
$NLA(RCN)	$219	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5555	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,472
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	80		63.10	5,048
A	LLF	L	LOWER LEVEL FIN	452	1962	149.91	67,760
B	EPA	N	ENCLOSED PORCH	154		90.20	13,891
C	PTA	N	PATIO	264		14.90	3,934
+	BAS	L	BASE AREA	1,064	1962	217.34	231,251
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	331,637

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	1984 / 38	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$245,400