

Key: 688

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 627

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|---------|------------|------|------------|--------------|-----------------|------|-----|------------|-----------|
| MONAHAN ROBERT D & EVA H 10 SEABOARD CIR SCITUATE, MA 02066 | | | | 32-8-12-0 | | | | 10 SEABOARD CIR | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| MONAHAN ROBERT D & EVA H | | | | 06/27/2013 | QS | 549,900 | (119186) | | | | | |
| HARPER JOHN A III & WENDY | | | | 10/23/1998 | QS | 180,000 | (94316) | | | | | |
| TIGHE ANNA C | | | | 01/01/1972 | XX | 47070-0 | | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 26,250 | SC 1.00 | 100 | 1.00 | 396,000 | 1.46 | 100 | 1.00 | R03 | 0.90 | 347,810 |

| 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 % |
| 23-0483 | 06/06/2023 | 3 | ALTERATIONS | 33,500 | | | 0 0 |
| 07-432 | 07/27/2007 | 2 | ADDITIONS | 100,000 | 06/26/2008 | SJ | 100 100 |
| 07-432 | 07/27/2007 | 2 | ADDITIONS | 100,000 | 07/07/2009 | SJ | 100 100 |
| 07-432 | 07/27/2007 | 2 | ADDITIONS | 100,000 | 08/03/2010 | SJ | 100 100 |
| 03-658 | 10/03/2003 | 2 | ADDITIONS | 1,500 | 08/09/2004 | SJ | 100 100 |

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|-------|------------|------------------|----------|---------|----------|---------|----------|
| TOTAL | 26,250 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | SCITUATE | N O T E | | | LAND | 347,800 | 333,800 |
| Inf1 | FACTOR 100 | | BUILDING | 475,000 | 439,300 | | |
| Inf2 | PHY 100 | | DETACHED | 2,100 | 2,000 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 824,900 | 775,100 | | |

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| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|--------|-------|-----------|-------------|
| SHF | A | 1.00 | 10 0.90 | 12 X16 | 2004 | 192 | 12.38 2,100 |



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| BUILDING | CD | ADJ | DESC | MEASURE | 7/7/2009 | SJ |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/1/0709 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/8/2011 | KT |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1956 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 601,269 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 2,412 | DETAIL ADJ | 1.040 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,206 | | 44.84 | 54,073 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$249 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 1,206 | 1956 | 203.01 | 244,829 | EXTERIOR | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 1,206 | 2008 | 184.61 | 222,645 | INTERIOR | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | A | ATU | N | ATTIC UNF | 603 | | 37.00 | 22,311 | KITCHEN | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | B | AGR | N | ATT GARAGE | 576 | | 42.64 | 24,563 | BATHS | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | C | OPA | N | OPEN PORCH | 330 | | 51.50 | 16,995 | HEAT | | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | F31 | O | FPL 3S 1OP | 1 | | 9,197.00 | 9,197 | ELECT | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2000 / 22 |
| | | | | | | | | | | | | | | | | | | COND | 20 20 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 21 % GD 79 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$475,000 |