

Key: 7315

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.991

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GRUNER MICHAEL D & TINA 41 SEAVIEW AV SCITUATE, MA 02066				40-8-9-0				41 SEAVIEW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRUNER MICHAEL D & TINA				12/19/2006	QS	315,000	33853-21				
NOWOKUNSKI CHARLES W				09/01/1993	F	1	12172-225				
NOWOKUNSKI CHARLES & HELE				01/01/1970	XX		3536-462				

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	%

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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

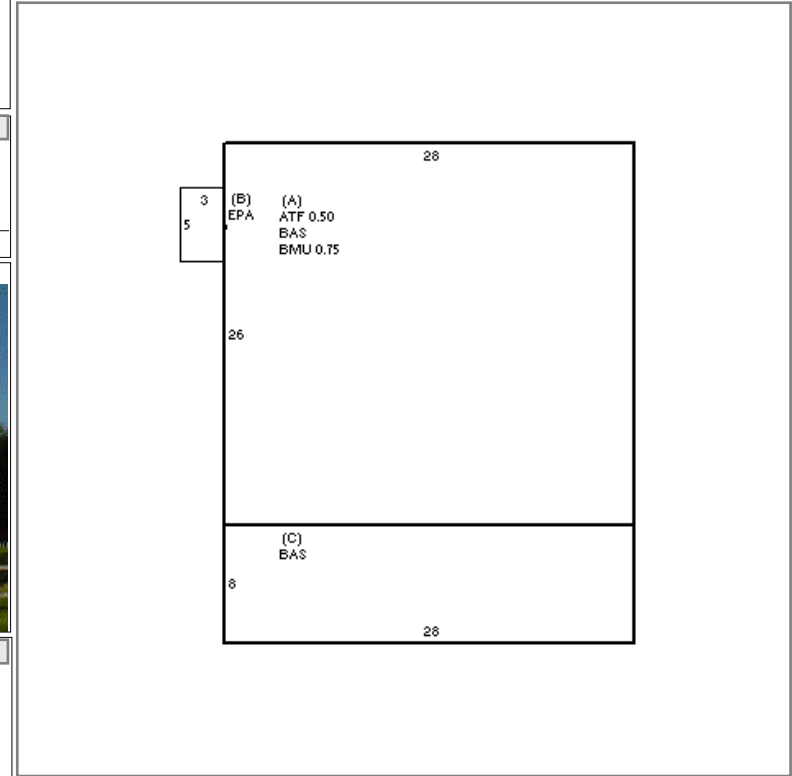
TOTAL	10,000 SF	ZONING	FRNT	208	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E  C/W 8	LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	119,300	112,000		
Inf2	PHY 100		DETACHED	800	700		
			OTHER	0	0		
		TOTAL		481,300	441,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400
PTD	V	1.50	10 0.90		30	14.22	400

PHOTO 10/20/2003



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/28/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1933	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	331,356	
NET AREA	1,316	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	546		58.35	31,859	CONDITION ELEM	CD	
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	364	1933	156.86	57,098	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	15		90.20	1,353	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	952	1933	242.78	231,125	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	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		1.5	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$2,640															
# UNITS		1	1.00															
EFF.YR/AGE		1952 / 70																
COND	64	64 %																
FUNC	0																	
ECON	0																	
DEPR	64	% GD	36															
RCNLD		\$119,300																