

195 SEA ST

Location 195 SEA ST

Mblu 1096H/ 2/ 18/ /

Acct# 00313301

Owner FRAZZINI SHAWN M

Assessment \$838,900

PID 2541

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$531,800	\$307,100	\$838,900

Owner of Record

Owner	FRAZZINI SHAWN M	Sale Price	\$744,000
Co-Owner	JENNIFER E FRAZZINI	Book & Page	40588/580
Care Of		Sale Date	06/03/2022
Address	195 SEA ST QUINCY, MA 02169	Instrument	00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
FRAZZINI SHAWN M	\$744,000	40588/580	00	06/03/2022
PATTERSON CASEY L	\$620,000	39138/188	1O	03/15/2021
DONOVAN DELIA ETAL TRS	\$0	35487/0117	1F	10/02/2017

Building Information

Building 1 : Section 1

Year Built: 1930
Living Area: 1,754
Replacement Cost: \$691,196
Building Percent Good: 76
Replacement Cost
Less Depreciation: \$525,300

Building Attributes

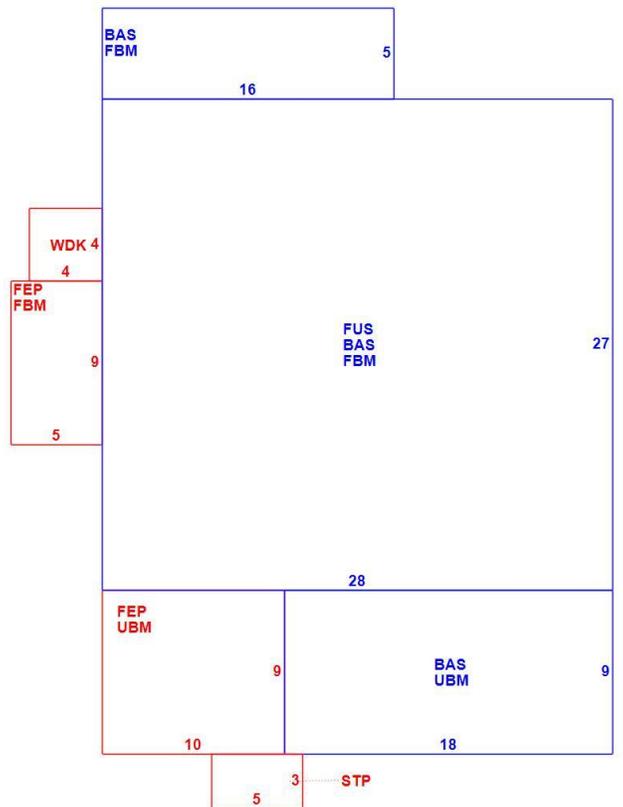
Field	Description
Style:	Colonial
Model	Residential
Grade:	ABOVE AVE
Stories:	2
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2 Full
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	10
Bath Style:	Modern
Kitchen Style:	Modern
Extra Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



<https://images.vgsi.com/photos/QuincyMAPhotos/\A0138\195%20Sea%20View%201.jpg>

Building Layout



[\(ParcelSketch.ashx?pid=2541&bid=2541\)](#)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	998	998
FUS	Upper Story, Finished	756	756
FBM	Basement, Finished	881	0
FEP	Porch, Enclosed, Finished	135	0
STP	Stoop	15	0
UBM	Basement, Unfinished	252	0
WDK	Deck, Wood	16	0

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$5,700	1

Land

Land Use

Use Code 1010
 Description Single Fam
 Neighborhood 40

Land Line Valuation

Size (Sqr Feet) 9092
 Assessed Value \$307,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
SHD1	SHED FRAME			80.00 S.F.	\$600	1
PAT1	PATIO-AVG			60.00 S.F.	\$200	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$531,800	\$307,100	\$838,900
2025	\$505,300	\$298,200	\$803,500
2024	\$494,900	\$273,500	\$768,400