

Key: 3876

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.696

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
KRUSELL ERIC H & ANNE M TRS 72 CEDAR STREET SCITUATE, MA 02066										34-8-4-0				17 FOURTH AV			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
KRUSELL ERIC H & ANNE M T										08/31/2022	F	100 (134416)					
KRUSELL ADRIAN E TR										04/01/2022	F	100 (133672)					
KRUSELL ERIC H & ANNE M T										01/19/2001	F	100 (98708)					

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	%
04-362	06/14/2004	6	CYCL GROWTH		10/14/2009	PL	100	100
		1	NEW CONST		06/19/2006	SJ	100	100
		1	NEW CONST		06/08/2005	SJ	100	90
		1	NEW CONST	200,000	07/27/2004	SJ	100	100

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	R08 1.00	361,190

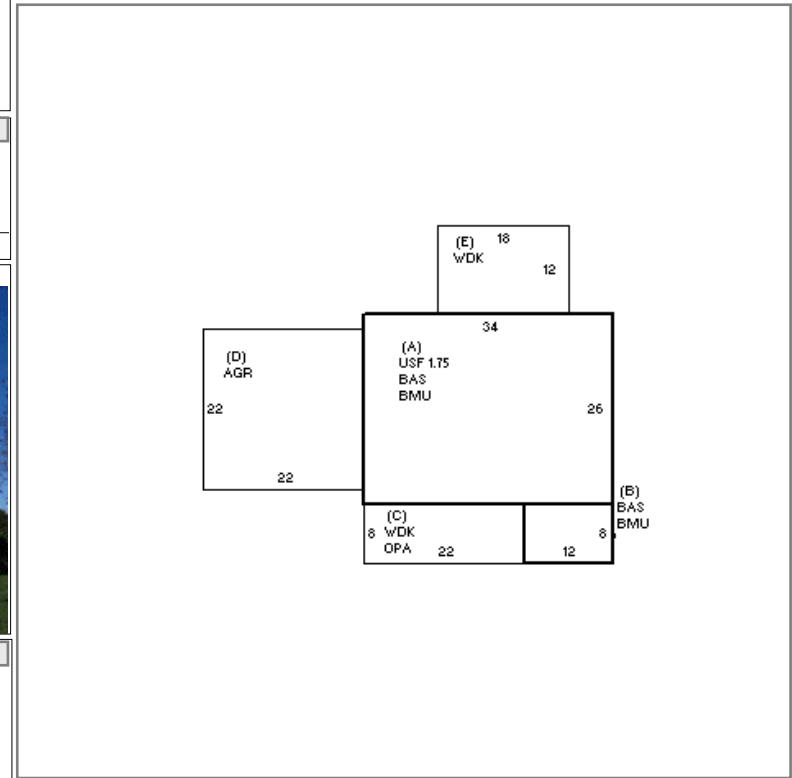
TOTAL	10,019 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	573,500	537,900		
Inf2	PHY 100		DETACHED	3,300	3,200		
			OTHER	0	0		
			TOTAL	938,000	869,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20		306	54.31	3,300



BUILDING	CD	ADJ	DESC	MEASURE	10/14/2009	RD
MODEL	1		RESIDENTIAL	LIST	10/14/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/6/0211	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	690,968
NET AREA	2,527	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	980		56.94	55,798		
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	980	2005	239.44	234,655		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,547	2005	217.75	336,858		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	176		61.80	10,877		
				FLOOR COVER	13	COMB	1.00	D	AGR	N	ATT GARAGE	484		53.34	25,818		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	392		46.08	18,064		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	99	N/A	1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	2.75	1.00	EXTERIOR	
ROOMS	10	1.00	INTERIOR	
BEDROOMS	4	1.00	KITCHEN	
BATHROOMS	2	1.00	BATHS	
# 1/2 BATHS	1	1.00	HEAT	
TOT FIXTURES	9	\$8,899	ELECT	
# UNITS	1	1.00		

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$573,500