

Key: 4508

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.272

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
THOMPSON JAMES W 73 SCITUATE AV SCITUATE, MA 02066				40-4-12-0				73 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
THOMPSON JAMES W				03/31/2006	QS	377,500		(108857)			
CENDANT MOBILITY FINANCIA				03/31/2006	QS	377,500		(108856)			
CRANE KATHERINE T				06/20/2003	F			(103524)			

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	%
18-734	10/23/2018	3	ALTERATIONS	5,200	08/05/2019	JD	100	99
18-734	10/23/2018	3	ALTERATIONS	5,200	07/09/2020	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,500	OS 1.00	100	1.00	100	1.00	440,000	4.70	100	1.00	R08 1.00	355,920

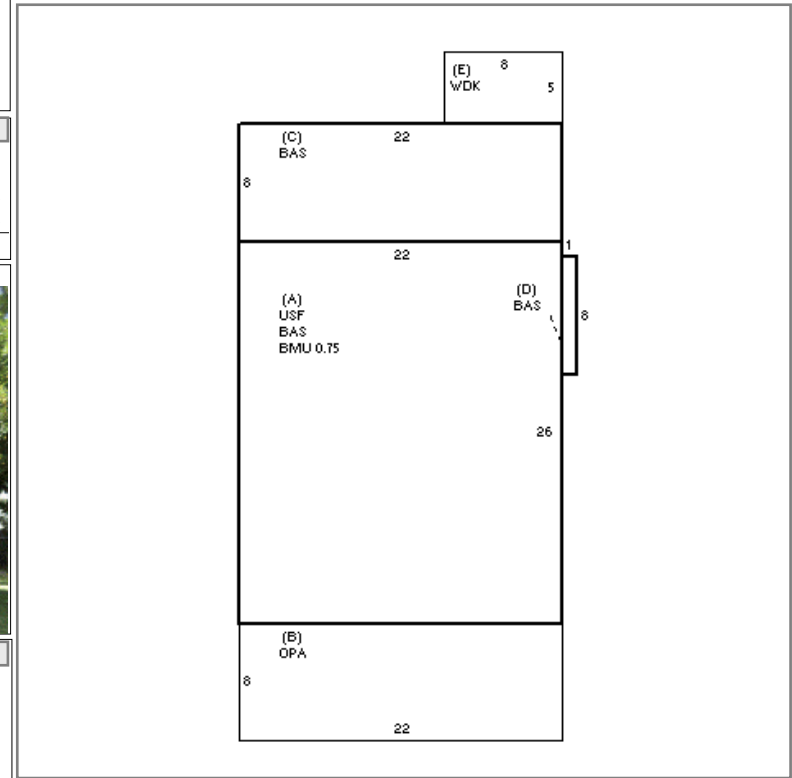
TOTAL	7,492 SF	ZONING	FRNT	72	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	355,900	323,600		
Inf1	FACTOR 100		BUILDING	253,400	225,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	609,300	549,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/5/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/5/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/9/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,328	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	429		63.15	27,091
\$NLA(RCN)	\$298	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	572	1925	245.20	140,254
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	176		51.50	9,064
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	756	1925	269.63	203,840
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDC	N	WOOD DECK	40		38.40	1,536
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								



MEASURE	8/5/2019	JD	LIST	8/5/2019	EST	REVIEW	7/9/2020	JD
FOUNDATION	4	1.00	CONT BSMT WALL	1.00				
EXT COVER	1	1.00	WD SHINGLES	1.00				
ROOF SHAPE	1	1.00	GABLE	1.00				
ROOF COVER	1	1.00	ASPH SHINGLES	1.00				
FLOOR COVER	2	1.00	SOFTWOOD	1.00				
INT FINISH	1	1.00	PLASTER	1.00				
HEATING/COOLING	2	1.02	HOT WATER	1.02				
FUEL SOURCE	2	1.00	GAS	1.00				

TOTAL RCN	395,899	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A
EFF.YR/AGE	1968 / 54		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD			\$253,400