

Key: 4865

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.616

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
KYOMITMAITEE EMILY M 72 ELM ST SCITUATE, MA 02066										44-3-43-0				72 ELM ST			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
KYOMITMAITEE EMILY M										12/08/2022	QS	729,000		57490-130			
COSTELLO ERIN T										07/24/2020	H	53126-290		53126-290			
COSTELLO ROBERT F & ERIN										03/11/2002	F	-100		21692-105			

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	%
17-159	03/28/2018	2	ADDITIONS	150,000	08/27/2018	JD	100	100
17-159	03/28/2017	2	ADDITIONS	150,000	07/28/2017	SJ	100	20
15-837	12/08/2015	3	ALTERATIONS	6,000	07/21/2016	SJ	100	100
08-375	08/13/2008	3	ALTERATIONS	7,027	08/03/2009	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,399	SC	1.00	1.00	396,000	2.25	1.00	R03	0.90		335,060

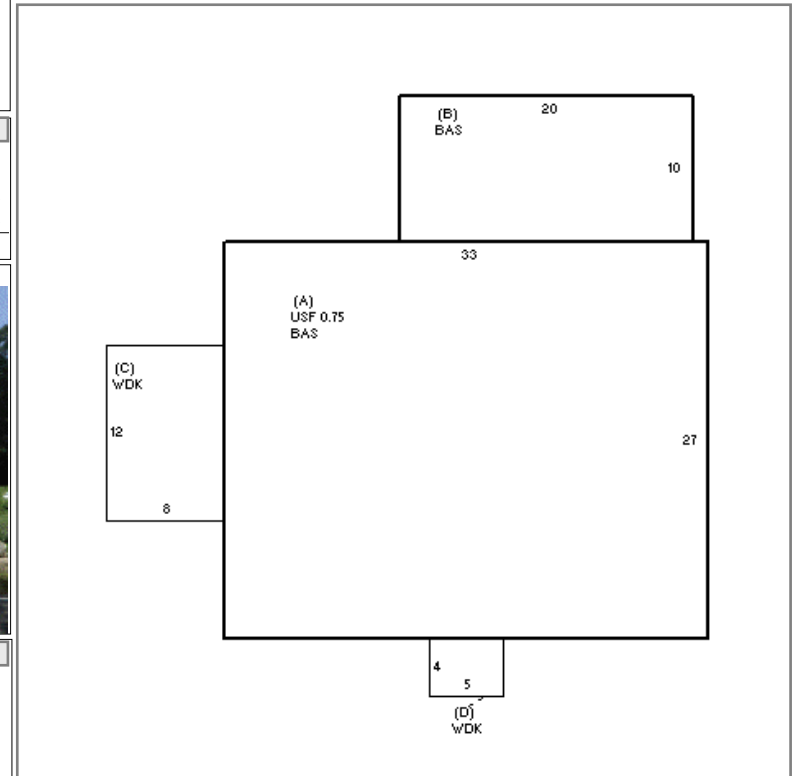
TOTAL	16,399 SF	ZONING		FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	335,100	321,500			
Inf1	FACTOR 100		BUILDING	370,600	345,800			
Inf2	PHY 100		DETACHED	7,300	7,000			
			OTHER	0	0			
			TOTAL	713,000	674,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	60 0.40	14X20	280	32.88	3,700
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BUILDING	CD	ADJ	DESC	MEASURE	7/26/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/26/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/27/2018	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	451,953	
NET AREA	1,759	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,091	1940	254.97	278,168	CONDITION ELEM	CD	
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	668	1940	231.86	154,886	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	116	42.24	4,899	INTERIOR	V	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	F21	O	FPL 2S 1OP	1	9,062.90	9,063	KITCHEN	V	BATHS	V		
ROOMS	5	1.00	FLOOR COVER	2	SOFTWOOD	1.00	GEN	O	GENERATOR	1	0.00		BATHS	V	HEAT	A		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00							HEAT	A	ELECT	U		
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02							EFF.YR/AGE	2004 / 18				
# 1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00							COND	17 17 %				
TOT FIXTURES	5	\$4,937											FUNC	0				
# UNITS	1	1.00											ECON	0				
													DEPR	18	% GD	82		
													RCNLD			\$370,600		