

Key: 6758

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.454

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DEXTER KYLE S & LEAH H 25 ELM PK SCITUATE, MA 02066				54-1-27-0				25 ELM PK			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DEXTER KYLE S & LEAH H				03/31/2021	O	799,000		54694-140			
TOLKEN ROBERT F JR &				06/10/2008	A	250,000		36062-89			
FULTON EDGAR D				11/01/1993	QS	12347-116					

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	%
21-358	04/06/2021	3	ALTERATIONS	160,000	08/16/2021	JD	100	100
08-298	07/08/2008	3	ALTERATIONS	10,000	08/12/2009	SJ	100	100
91-144	04/01/1991	3	ALTERATIONS				100	100
		5	SPLIT/SUB/LA				100	100

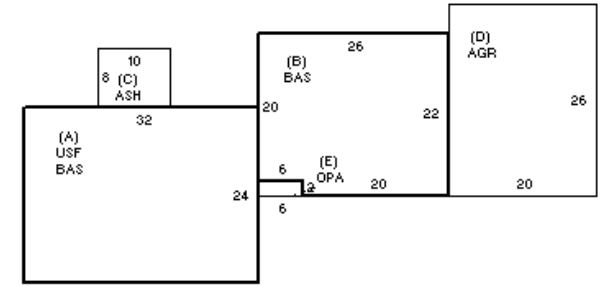
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	HBR 1.00	100	1.00	100	1.00	506,000	1.00	100	1.00	R04 1.15	464,650
300	A	0.200	HBR 1.00	100	1.00	100	1.00	22,770	1.00	100	1.00	R04 1.15	4,550

TOTAL	1.118 Acres	ZONING	FRNT	190	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	469,200	426,800		
Infl1	FACTOR 100		BUILDING	470,000	437,300		
Infl2	PHY 100		DETACHED	1,900	1,800		
			OTHER	0	0		
			TOTAL	941,100	865,900		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	16 X 14		224	12.01	1,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/16/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/15/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	546,475			
NET AREA	2,096	DETAIL ADJ	1.030	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,328	1950	247.00	328,016	CONDITION ELEM	CD			
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	768	1950	224.62	172,508	EXTERIOR	G			
				ROOF SHAPE	3	GAMBREL	1.00	C	ASH	N	ATT SHED	80		26.82	2,146	INTERIOR	V			
				ROOF COVER	2	WOOD SHINGLES	1.01	D	AGR	N	ATT GARAGE	520		52.39	27,244	KITCHEN	V			
				FLOOR COVER	14	COMB	1.00	E	OPA	N	OPEN PORCH	12		61.80	742	BATHS	V			
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887	HEAT	U			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2008 / 14	
																		COND	14 14 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	14 % GD 86	
																		RCNLD	\$470,000	