

Key: 7480

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.154

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
ARSENAULT KEVIN F & S/O DALTON THOMAS & MARYBETH 25 HARVARD ST SCITUATE, MA 02066				72-2-11-0				25 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DALTON THOMAS & MARYBETH				10/12/2023	QS	1,300,000	58358-41				
ARSENAULT KEVIN F &				02/15/2022	F	10	56443-78				
ARSENAULT KEVIN F & LAURA				06/18/2020	QS	700,000	52928-179				

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	%
91-658		7	OTHERS		09/07/2023	JD	100	100
88-640	11/18/1991	7	OTHERS		05/19/2021	JD	100	100
	10/01/1988	3	ALTERATIONS				100	100
		3	ALTERATIONS				100	100

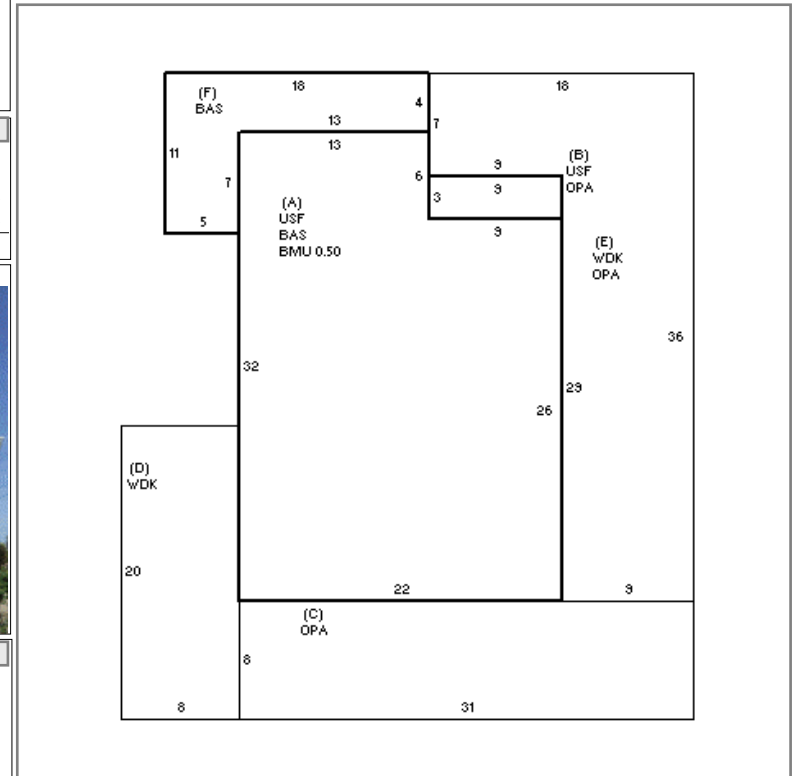
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,800	HUM 1.00	100	1.00	100	1.00	594,000	3.33	100	1.00	WV3 1.35	489,680

TOTAL	10,800 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	489,700	445,200
Inf1	FACTOR 100		LAND	413,100	331,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	902,800	777,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/19/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/7/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1921	SIZE ADJ	1.000
NET AREA	1,434	DETAIL ADJ	1.236
\$NLA(RCN)	\$351	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$6,526	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	325		69.47	22,576
+	USF	L	UPPER STORY FIN	677	1921	267.15	180,861
+	OPA	N	OPEN PORCH	662		56.65	37,502
+	WDK	N	WOOD DECK	547		42.24	23,106
+	BAS	L	BASE AREA	757	1921	293.77	222,383
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUT DOOR SHOWER	1		1,823.80	1,824

TOTAL RCN	503,841
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	U
EFF.YR/AGE	2004 / 18
COND	17 17%
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$413,100