

Key: 7739

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.409

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HAMILTON TERESA B & JOSEPH M 726 EAST THIRD ST SO. BOSTON, MA 02127				73-10-8-0				10 EMERSON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAMILTON TERESA B & JOSEPH				05/03/2005	QS	443,700	(107197)				
SERANI ANTHONY J, THOMAS				05/24/2004	QS	372,000	(105385)				
SHEEHAN MICHAEL J & PAULA				12/01/1999	QS	169,000	(C96609)				

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	%
12-060	02/08/2012	3	ALTERATIONS	4,000	09/06/2012	SJ	100	100

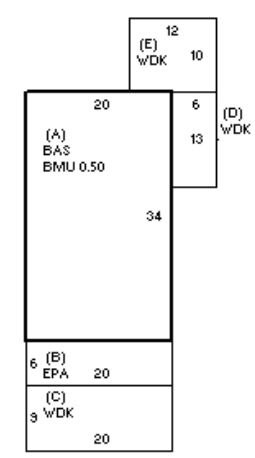
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

TOTAL	3,180 SF	ZONING		FRNT	117	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	429,100	390,100		
Inf1	FACTOR 100		BUILDING	145,500	131,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	574,600	521,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/6/2012	SJ
MODEL	1		RESIDENTIAL	LIST	9/6/2012	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

FY12 FR- RANCH TO COTT/BUNG

INDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	210,890
NET AREA	680	DETAIL ADJ	0.832	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	340		63.15	21,471		
\$NLA(RCN)	\$310	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96	A	BAS	L	BASE AREA	680	1953	227.65	154,802		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	120		90.20	10,824		
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	378		38.40	14,515		
ROOMS	4	1.00		FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281			
BEDROOMS	2	1.00		INT FINISH	1	PLASTER	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02										
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	3	\$1,997															
# UNITS	1	1.00															
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$145,500