Key: 8430

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,037

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KOSTEK MICHAEL J & TARA L 139 TACK FACTORY POND DR SCITUATE, MA 02066	42-4-23-0	139 TACK FACTORY POND DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KOSTEK MICHAEL J & TARA L	12/29/2015	QS	742,500	46439-1
FRIEDMAN DAVID B & NANCY	11/19/1992	QS	319,000	11434-324
MCLAUGHLIN EDWARD J TRUST	08/26/1992	XX		11214-260

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

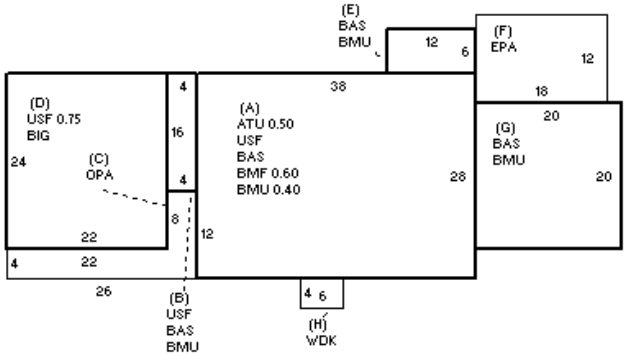
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0047	01/10/2022	3	ALTERATIONS	26,230	08/08/2022	JD	100	100
11-044	01/27/2011	3	ALTERATIONS	27,350	08/02/2011	SJ	100	100
		6	CYCL GROWTH		08/09/2006		100	100
02-84	02/14/2002	3	ALTERATIONS				100	100
92-422	05/01/1992	1	NEW CONST				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100 1.00	100 1.00	484,000	1.00	100 1.00	TFP 1.10			444,440

TOTAL	39,988 SF	ZONING		FRNT	278
Ngh	W. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	444,400	367,300
BUILDING	723,200	670,000
DETACHED	700	700
OTHER	0	0
TOTAL	**1,168,300**	**1,038,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X6		60	17.03	700

PHOTO 08/08/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/8/2022	JD
LIST	8/8/2022	EST
REVIEW	3/3/2011	ER

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	3,124	DETAIL ADJ	1.040
$NLA(RCN)	$289	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	12	$11,981
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	962		50.52	48,600
A	BMF	N	BSMT FINISH-SEP	638		70.92	45,247
+	BAS	L	BASE AREA	1,600	1992	234.93	375,887
+	USF	L	UPPER STORY FIN	1,524	1992	213.64	325,591
A	ATU	N	ATTIC UNF	532		44.40	23,621
C	OPA	N	OPEN PORCH	136		61.80	8,405
D	BIG	N	BUILT-IN GARAGE	528		54.32	28,681
F	EPA	N	ENCLOSED PORCH	216		108.24	23,380
H	WDK	N	WOOD DECK	24		46.10	1,106
	F11	O	FPL 1S 1OP	1		8,737.20	8,737
	WPL	O	WHIRLPOOL-ADD	1		2,758.80	2,759

TOTAL RCN	903,995

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2002 / 20	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$723,200