

Key: 1036

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 989

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCWILLIAMS ROBERT C & VIRGINIA J				49-1-35-0				141 FIRST PARISH RD			
141 FIRST PARISH ROAD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SCITUATE, MA 02066				MCWILLIAMS ROBERT C & MCWILLIAMS ROBERT C				04/10/2001 F 19641-282			
				PARTRIDGE WILLIAM O & LIN				11/27/1992 QS 160,000 11457-103			
								01/01/1984 XX 5682-441			

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 %
13-698	10/11/2013	3	ALTERATIONS	4,500	09/25/2014	RJM	100 100
13-624	09/16/2013	3	ALTERATIONS	5,250	09/25/2014	RJM	100 100
00-438	09/14/2000	2	ADDITIONS				100 100
98-442	08/31/1998	3	ALTERATIONS				100 100
89-537	09/26/1989	3	ALTERATIONS				100 100

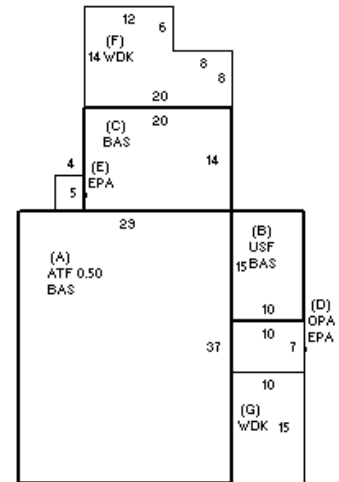
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,651	SC 1.00	100	1.00	396,000	2.50	100	1.00	R02	0.90	332,540

TOTAL	14,651 SF	ZONING	FRNT	350	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	332,500	319,100
Infl1	FACTOR 100		BUILDING	194,200	183,000		
Infl2	PHY 100		DETACHED	4,200	3,800		
			OTHER	0	0		
			<b>TOTAL</b>		<b>530,900</b>	<b>505,900</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHOP		3,800	1.10	4,200



**BLDG COMMENTS**  
FY12 STYLE CHANGE FROM CAPE TO ANTIQUE PER FIELD REVIEW.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/28/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	9/26/2014	RJM
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1770	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	571,240		
NET AREA	2,190	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,503	1770	255.95	384,689	CONDITION ELEM	CD		
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	537	1770	165.37	88,804	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	150	1770	232.76	34,914	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	90		99.22	8,930	KITCHEN			
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	70		56.65	3,966	BATHS			
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	382		42.24	16,136	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F24	O	FPL 2S 4OP	1		20,443.50	20,444	ELECT				
				FUEL SOURCE	99	N/A	1.00	KIT	O	XTRA KITCHEN	1		7,165.40	7,165					
																		EFF.YR/AGE	1951 / 71
																		COND	66 66 %
																		FUNC	0
																		ECON	0
																		DEPR	66 % GD 34
																		RCNLD	\$194,200