

Key: 11091

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.554

LEGAL

LAND

DETACHED

BUILDING

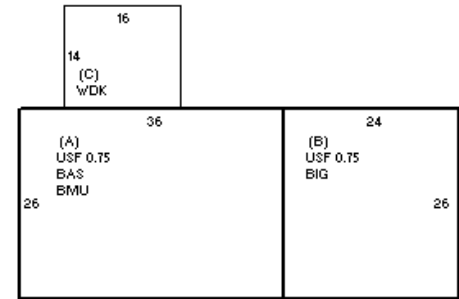
CURRENT OWNER				PARCEL ID				LOCATION			
FORD ANDREW J & WENDY L 265 FIRST PARISH RD SCITUATE, MA 02066				38-12-1-B				265 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FORD ANDREW J & WENDY L				01/02/1997	D	70,000		(90821)			

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	%
SS09-12		5	SPLIT/SUB/LA		12/04/2008	ER	100	100
05-586	09/29/2005	3	ALTERATIONS	6,200	07/19/2006	SJ	100	100
04-465	07/20/2004	3	ALTERATIONS	2,400	05/01/5622	SJ	100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
00-368	08/09/2000	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,683	SC	1.00	100	1.00	100	1.00	R02	0.90		353,080

TOTAL	30,683 SF	ZONING		FRNT	137	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	353,100	338,800		
Inf1	FACTOR 100		BUILDING	474,700	422,400			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	827,800	761,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/1/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/1/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	600,949				
NET AREA	2,106	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		52.89	49,501	CONDITION ELEM	CD				
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	936	1997	246.38	230,612	EXTERIOR					
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,170	1997	224.06	262,147	INTERIOR					
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	624		51.71	32,265	KITCHEN					
				FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	224		42.24	9,462	BATHS					
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT					
				HEATING/COOLING	2	HOT WATER	1.02									ELECT					
				FUEL SOURCE	99	N/A	1.00														
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2000 / 22		
STORIES		1.75	1.00															COND	20 20 %		
ROOMS		7	1.00															FUNC	0		
BEDROOMS		3	1.00															ECON	0		
BATHROOMS		2	1.00															DEPR	21	% GD	79
# 1/2 BATHS		1	1.00															RCNLD	\$474,700		
TOT FIXTURES		8	\$7,899																		
# UNITS		1	1.00																		