

Key: 11198

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.654

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CASE CHARLES E & CATRIONA TRS 768 FIRST PARISH RD SCITUATE, MA 02066				30-1-2-0				768 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CASE CHARLES E & CATRIONA				08/19/2019	F		51525-285				
KIRPATRICK LYMAN B TR				06/03/2019	QS	686,000	51186-330				
BERGER BARBARA M				06/03/2019	H		51186-327				

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	%
22-0285	03/21/2022	3	ALTERATIONS	1,830	08/03/2022	JD	100	100
97-291	06/01/1997	1	NEW CONST				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.532	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	8,950

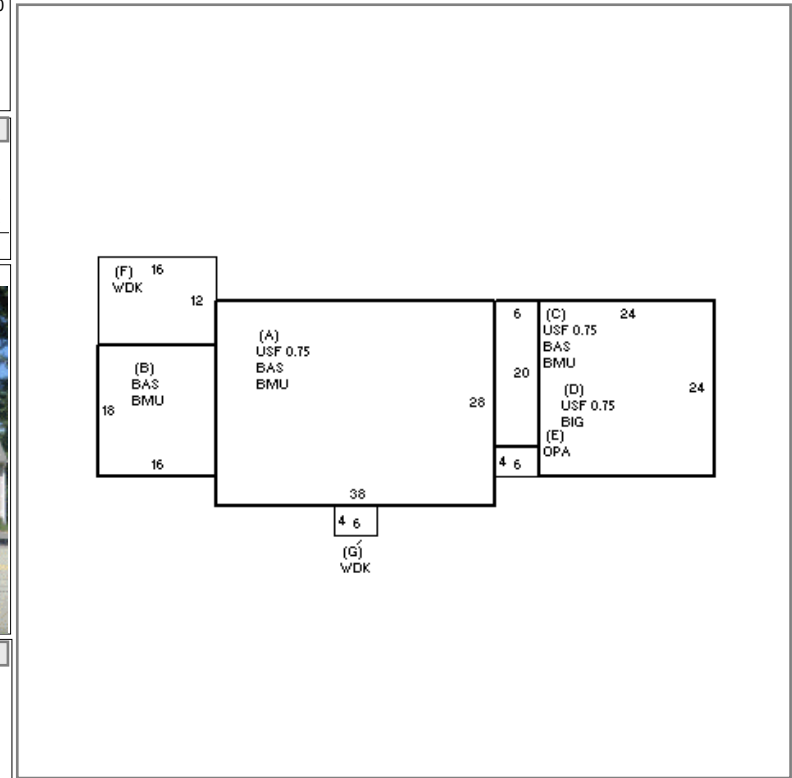
TOTAL	1.451 Acres		ZONING	FRNT	208	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	352,400	320,800
Inf1	FACTOR 100			BUILDING	635,000	564,800		
Inf2	PHY 100			DETACHED	0	0		
		OTHER		0	0			
				TOTAL	987,400	885,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/3/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/1/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	2,792	DETAIL ADJ	1.122
\$NLA(RCN)	\$271	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,472		47.10	69,328
EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,472	1998	235.71	346,970
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,320	1998	214.36	282,950
ROOF COVER	1	ASPH SHINGLES	1.00	D	BIG	N	BUILT-IN GARAGE	576		52.63	30,316
FLOOR COVER	13	COMB	1.00	E	OPA	N	OPEN PORCH	24		56.65	1,360
INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	216		42.24	9,123
HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP		1		8,009.10	8,009
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	755,954	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE 2006 / 16		
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$635,000	