

Key: 11202

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.658

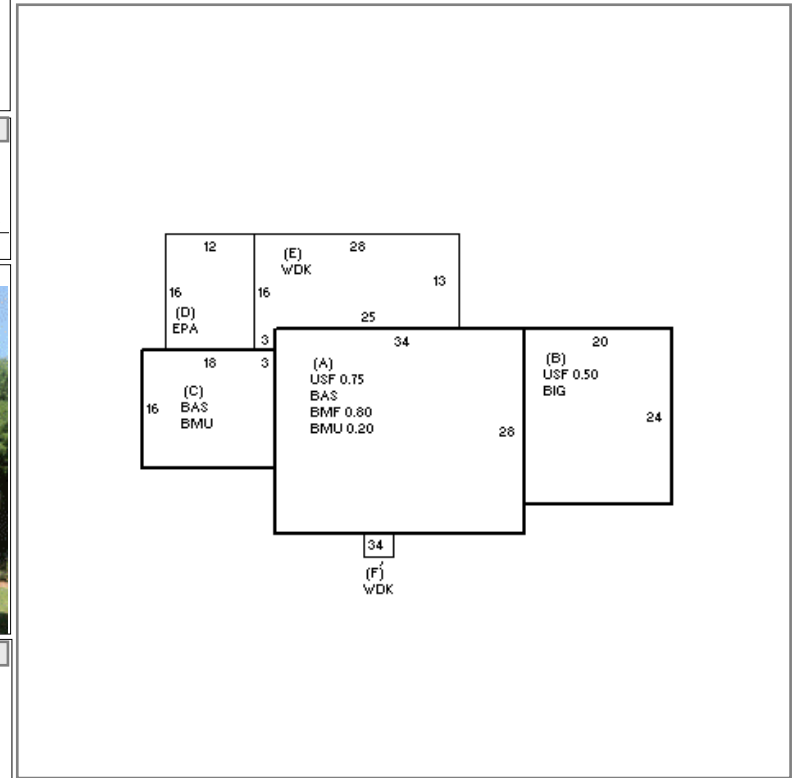
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| CURRENT OWNER   |   |          |     | PARCEL ID  |      |            |              | LOCATION            |     |      |            |           |
|---|---|----------|-----|------------|------|------------|--------------|---------------------|-----|------|------------|-----------|
| DORSEY RORY K & MATHEW M<br>420 FIRST PARISH RD<br>SCITUATE, MA 02066 |   |          |     | 37-3-10-A  |      |            |              | 420 FIRST PARISH RD |     |      |            |           |
| TRANSFER HISTORY  |   |          |     | DOS        | T    | SALE PRICE | BK-PG (Cert) |                     |     |      |            |           |
| DORSEY RORY K & MATHEW M  |   |          |     | 09/24/2021 | QS   | 925,000    | 55720-132    |                     |     |      |            |           |
| MOORE EDWARD R & KATHLEEN   |   |          |     | 08/26/1997 | QS   | 240,850    | 15434-187    |                     |     |      |            |           |
| DUNPHY ROBERT B JR  |   |          |     | 04/15/1997 | G    | 96,500     | 15094-319    |                     |     |      |            |           |
| CD  | T | AC/SF/UN | Ngh | Inf1       | Inf2 | ADJ BASE   | SAF          | Inf3                | Lpi | VC   | CREDIT AMT | ADJ VALUE |
| 100   | S | 20,102   | SC  | 1.00       | 100  | 1.00       | 100          | 1.00                | R02 | 0.90 |            | 340,090   |

| 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 %   |
| 09-363 | 08/10/2009 | 3             | OTHERS      |        | 07/12/2022 | JD     | 100 100 |
| 03-680 | 10/31/2003 | 3             | ALTERATIONS | 15,000 | 08/06/2010 | SJ     | 100 100 |
| 98-310 | 07/01/1998 | 2             | ALTERATIONS | 19,000 | 08/10/2004 | SJ     | 100 100 |
| 97-164 | 04/01/1997 | 1             | ADDITIONS   |        |            |        | 100 100 |
|        |            | 1             | NEW CONST   |        |            |        | 100 100 |

| TOTAL | 20,081 SF  | ZONING | FRNT         | 124            | ASSESSED       | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|----------------|----------------|---------|----------|
| Ngh   | SCITUATE   | NOTE   |              |                | LAND           | 340,100 | 326,400  |
| Inf1  | FACTOR 100 |        | BUILDING     | 602,900        | 536,400        |         |          |
| Inf2  | PHY 100    |        | DETACHED     | 17,000         | 16,100         |         |          |
|       |            |        | OTHER        | 0              | 0              |         |          |
|       |            |        | <b>TOTAL</b> | <b>960,000</b> | <b>878,900</b> |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| IPG | A    | 1.00 | 40 0.60  | 24 X 32 | 2004  | 768       | 34.24 |
| SHF | A    | 1.00 | 30 0.70  | 10 X 12 | 2004  | 120       | 13.93 |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/12/2022 | JD  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 7/12/2022 | 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

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| YEAR BLT   | 1998  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 669,915    |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA   | 2,194 | DETAIL ADJ | 1.122 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 478   |      | 49.00     | 23,420  | CONDITION ELEM | CD         |            |
| \$NLA(RCN) | \$305 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | BMF | N | BSMT FINISH-SEP | 762   |      | 68.78     | 52,411  | EXTERIOR       | G          |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 1,240 | 1998 | 244.56    | 303,254 | INTERIOR       | G          |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | USF | L | UPPER STORY FIN | 954   | 1998 | 222.40    | 212,170 | KITCHEN        | G          |            |
|            |       |            |       | FLOOR COVER     | 13 | COMB           | 1.00 | B | BIG | N | BUILT-IN GARAGE | 480   |      | 54.97     | 26,387  | BATHS          | G          |            |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 | D | EPA | N | ENCLOSED PORCH  | 192   |      | 99.22     | 19,050  | HEAT           | A          |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | + | WDK | N | WOOD DECK       | 385   |      | 42.24     | 16,262  | ELECT          | U          |            |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 9,062.90  | 9,063   |                |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | EFF.YR/AGE | 2012 / 10  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | COND       | 10 10 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | DEPR       | 10 % GD 90 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | RCNLD      | \$602,900  |