

Key: 1301

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.247

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MANOOGIAN CARL A 577 FIRST PARISH SCITUATE, MA 02066				36-2-4-R				577-REAR FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANOOGIAN CARL A				12/11/2015	QS	547,000	46372-136				
DEGIACOMO WM F JR & SANDR				11/30/1994	H	250,000	13288-101				
FLAHERTY TIMOTHY F & KARE				03/15/1990	QS		9648-25				

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	%
20-115	01/11/2021	5	SPLIT/SUB/LA				100	100

LAND

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	4.409	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	74,200

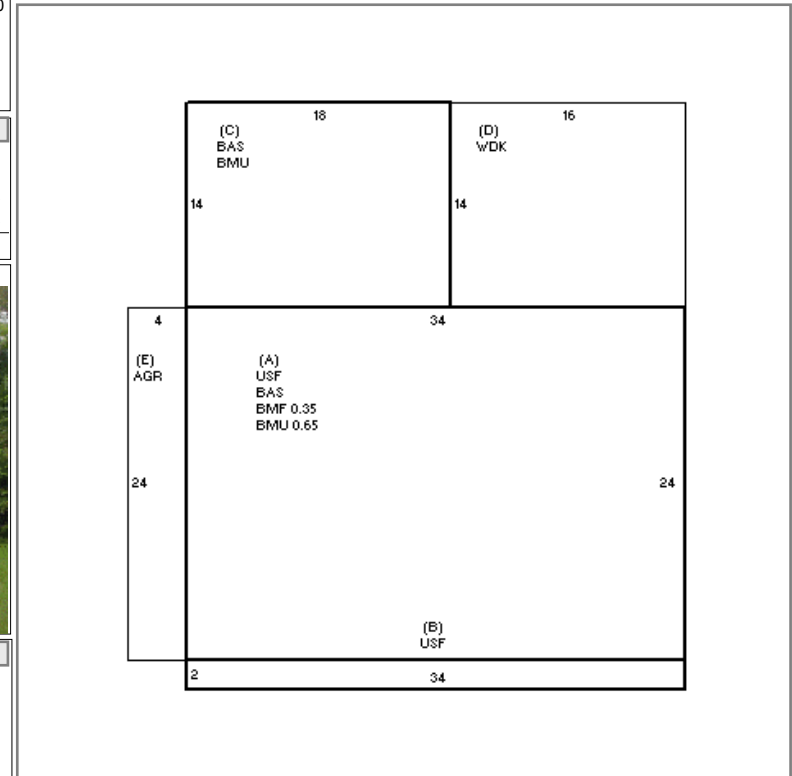
TOTAL	5.327 Acres	ZONING	W. SCITUATE	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	417,600	383,400		
Inf1	FACTOR 100		BUILDING	410,100	379,700			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL		827,700	763,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/12/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/17/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,952	DETAIL ADJ	1.020
\$NLA(RCN)	\$273	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$7,181	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	782		50.94	39,835
A	BMF	N	BSMT FINISH-SEP	286		71.51	20,452
+	BAS	L	BASE AREA	1,068	1981	227.06	242,497
+	USF	L	UPPER STORY FIN	884	1981	206.48	182,532
D	WDK	N	WOOD DECK	224		42.24	9,462
E	AGR	N	ATT GARAGE	96		72.76	6,985
	BMG	O	BSMT GARAGE	2		2,740.10	5,480
	F21	O	FPL 2S 1OP	2		9,062.35	18,125
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	532,550
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$410,100