

Key: 1308

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.255

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KNOFF GREGORY T & KELLY L 556 FIRST PARISH RD SCITUATE, MA 02066				31-1-42-0				556 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KNOFF GREGORY T & KELLY L				12/15/2011	QS	412,000	(113691)				
GRAY ROBIN, GRASSIE SUSAN				08/28/2009	F	-100	(113691)				
GRAY BERNARD E & NATALIE				01/01/1954	QS		(18421)				

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	%
23-0652	07/26/2023	3	ALTERATIONS	5,000				0
22-0265	03/15/2022	3	ALTERATIONS	5,000	08/03/2022	JD	100	0
22-0265	03/15/2022	3	ALTERATIONS	5,000	01/11/2023	JD	100	0
21-1088	07/29/2021	3	ALTERATIONS	35,000	08/03/2022	JD	100	100
13-260	05/03/2013	7	OTHERS	500	09/12/2013	SJ	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	0.055	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	930

TOTAL	42,369 SF	ZONING	FRNT	262	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	IN M36...		LAND	344,400	313,100
Inf1	FACTOR 100		BUILDING	304,300	270,700		
Inf2	PHY 100		DETACHED	1,800	1,700		
			OTHER	0	0		
TOTAL			650,500	585,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10 X 14		140	13.34	1,300
OSH	A	1.00	30 0.70 8 X 14	2013	112	6.40	500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/3/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/3/2022	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	1/11/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1750	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	490,843		
NET AREA	1,960	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	735		51.99	38,215	CONDITION ELEM	CD		
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,470	1750	237.38	348,945	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	490	1750	153.37	75,152	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	414		14.90	6,169	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	D	WDK	N	WOOD DECK	15		38.40	576	BATHS	A		
				INT FINISH	1	PLASTER	1.00		F23	O	FPL 2S 3OP	1		15,520.00	15,520	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER	1		1,574.00	1,574	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1967 / 55
																		COND	38 38%
																		FUNC	0
																		ECON	0
																		DEPR	38 % GD 62
																		RCNLD	\$304,300

