

Key: 1313

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.260

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BROOKINS JANE S 510 FIRST PARISH RD SCITUATE, MA 02066				31-1-44-B				510 FIRST PARISH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BROOKINS JANE S				09/17/2021	QS	910,000	(132683)					
TRIPP STEPHEN M & DIANNE				09/01/2015	QS	585,000	(122366)					
MANNERING TIMOTHY & DAWN M				05/31/2012	QS	585,000	(117522)					

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	%
22-0103	01/27/2022	3	ALTERATIONS	6,307	08/03/2022	JD	100	100
		7	OTHERS				100	100

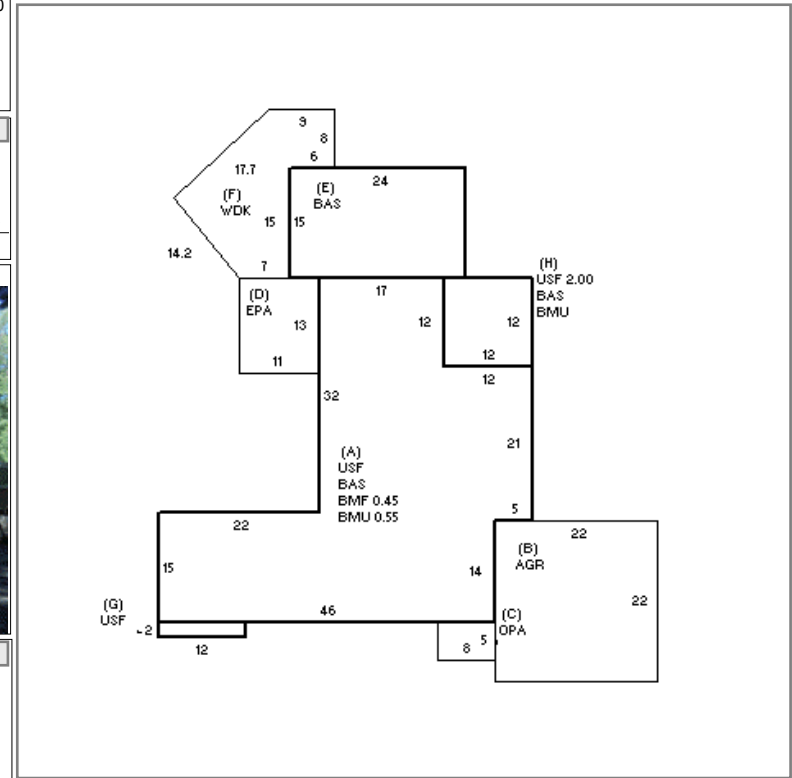
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	1,082	WS 1.00	100	1.00	10,098	1.00	W60	0.60	R03	0.85	10,930

TOTAL	2.000 Acres	ZONING	FRNT 116	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE KMR REALTY TRUST. . . .	LAND	354,400	322,700	
Inf1	FACTOR 100		BUILDING	623,500	561,600	
Inf2	PHY 100		DETACHED	19,800	18,900	
			OTHER	0	0	
			TOTAL	997,700	903,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	30 0.70 42 X 20		840	33.71	19,800



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	8/3/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/3/2022	
STYLE	8	0.90	CONTEMPORARY [100%]	REVIEW	3/17/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,774	DETAIL ADJ	0.936	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	957		41.97	40,169
\$NLA(RCN)	\$204	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	666		58.92	39,243
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	484		44.45	21,515
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	40		51.50	2,060
				FLOOR COVER	12	COMB	1.00	D	EPA	N	ENCLOSED PORCH	143		90.20	12,899
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,983	1983	172.25	341,573
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	WDK	N	WOOD DECK	289		38.40	11,098
				FUEL SOURCE	2	GAS	1.00	+	USF	L	UPPER STORY FIN	1,791	1983	156.64	280,548
								F21	O	FPL 2S 1OP	1		8,239.00	8,239	
								HTB	O	HOT TUB	1		3,449.00	3,449	

TOTAL RCN	769,779
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	18 18 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$623,500