

Key: 1734

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.665

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MANFREDI JOSEPH F & BARBARA 818 FIRST PARISH ROAD SCITUATE, MA 02066				29-2-3-0				818 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANFREDI JOSEPH F & BARBARA				03/09/1995	A	118,900	13461-152				
RILEY VIRGINIA C				08/24/1979	XX		4712-29				

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	%
22-1247	11/30/2022	3	ALTERATIONS	30,000	03/29/2023	JD	100	100
22-0945	09/09/2022	3	ALTERATIONS	20,000	01/10/2023	JD	100	99
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,800	WS 1.00	100	1.00	100	1.00	1.00	R03	0.85		343,150

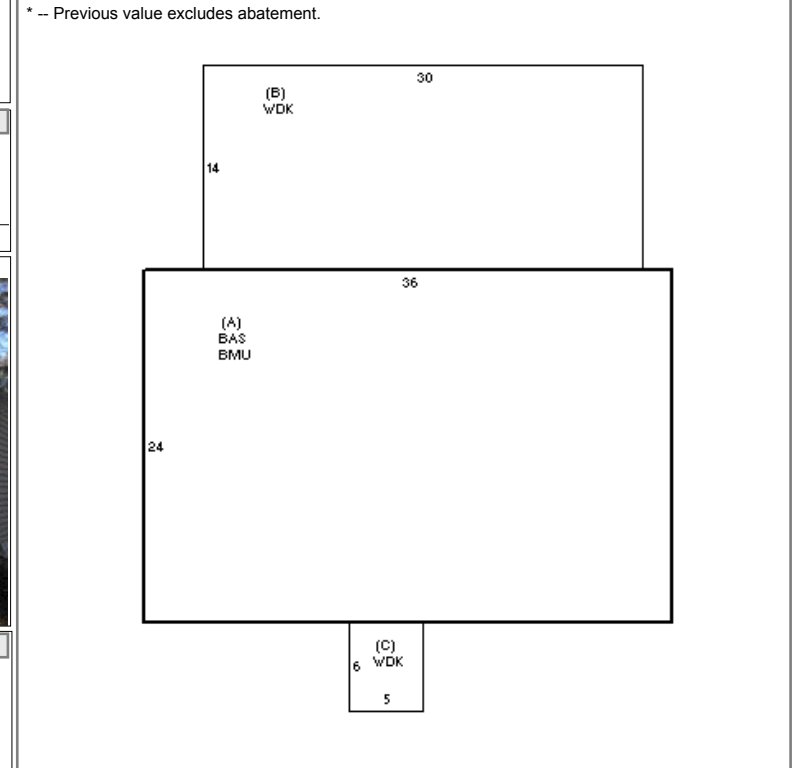
TOTAL	39,814 SF	ZONING	FRNT	113	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE	LAND	343,200	312,000		
Inf1	FACTOR 100		BUILDING	199,500	163,300		
Inf2	PHY 100		DETACHED	1,100	3,300		
			OTHER	0	0		
			TOTAL	543,800	478,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 14X8		112	14.21	1,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/10/2023	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	3/29/2023	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	0.867
\$NLA(RCN)	\$289	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,081	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		49.26	42,558
EXT COVER	3	ALUMINUM	1.00	A	BAS	L	BASE AREA	864	1979	216.94	187,436
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	450		38.40	17,280
ROOF COVER	1	ASPH SHINGLES	1.00								
FLOOR COVER	12	COMB	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	249,355
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	18 18 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$199,500