

Key: 1740

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.671

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MONTGOMERY ANDREW D & MEAGHAN A 817 FIRST PARISH RD SCITUATE, MA 02066				29-1-4-0				817 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MONTGOMERY ANDREW D & HARDY DOUGLAS L & HARDY DOUGLAS L TR				11/04/2022	QS	655,000	(134713)				
				11/22/2016	F	1	(124418)				
				03/28/2013	F	1	(118789)				

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	%
09-035	02/09/2009	7	OTHERS		03/29/2023	JD	100	100
		7	OTHERS		09/27/2022	JD	100	100
		3	ALTERATIONS	27,000	07/20/2009	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,451	WS 1.00	100	1.00	374,000	1.01	100	1.00	R03	0.85	342,790

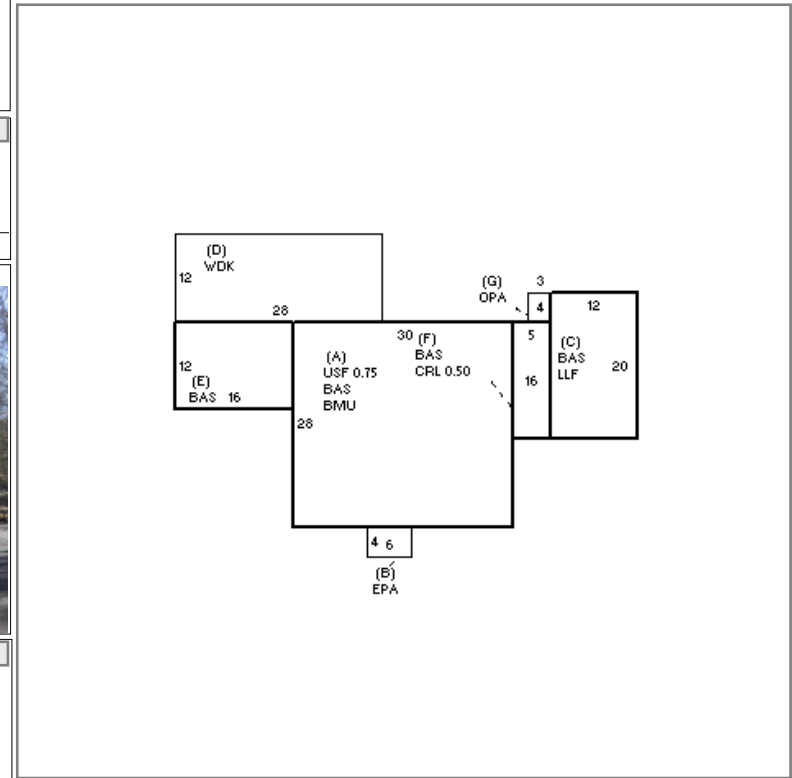
TOTAL	39,451 SF	ZONING	FRNT	92	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	342,800	311,600
Inf1	FACTOR 100		BUILDING	343,300	277,400		
Inf2	PHY 100		DETACHED	1,100	1,000		
			OTHER	0	0		
					<b>TOTAL</b>	<b>687,200</b>	<b>590,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 10X14		140	13.34	1,100



BUILDING	CD	ADJ	DESC	MEASURE	3/29/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/29/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/27/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS						
MLS						



YEAR BLT	1942	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	536,483
NET AREA	2,222	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		49.00	41,164	CONDITION ELEM	CD
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	630	1942	201.75	127,104	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	24		90.21	2,165	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	C	LLF	L	LOWER LEVEL FIN	240	1942	153.03	36,726	KITCHEN	A
				FLOOR COVER	24	COMB	1.00	D	WDK	N	WOOD DECK	336		38.40	12,902	BATHS	A
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,352	1942	221.85	299,946	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F	CRL	N	BSMT CRAWL	40		10.95	438	ELECT	A
				FUEL SOURCE	1	OIL	1.00	G	OPA	N	OPEN PORCH	12		51.50	618		
									F21	O	FPL 2S 1OP	1		8,239.00	8,239		
CAPACITY		UNITS	ADJ														
STORIES		1.75	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														
																EFF.YR/AGE	1968 / 54
																COND	36 36%
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$343,300