

Key: 1741

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.672

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|---------------------|--|--|--|
| PLUNKETT ANDREW J & HOOPER MATTHEW S 822 FIRST PARISH RD SCITUATE, MA 02066 | | | | 29-2-1-0 | | | | 822 FIRST PARISH RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PLUNKETT ANDREW J & PLUNKETT ANDREW J | | | | 12/09/2015 | F | 1 | 46362-77 | | | | |
| SPRULL BENJAMIN N & ROBE | | | | 08/19/2014 | QS | 370,000 | 44652-83 | | | | |
| | | | | 03/30/2007 | G | 370,000 | 34319-262 | | | | |

| 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 | % |
| 21-399 | 04/14/2021 | 3 | ALTERATIONS | 16,848 | 07/13/2021 | JD | 100 | 100 |
| SS09-PLAN | | 5 | SPLIT/SUB/LA | | 12/05/2008 | ER | 100 | 100 |
| | | 7 | OTHERS | | | | 100 | 100 |


LAND

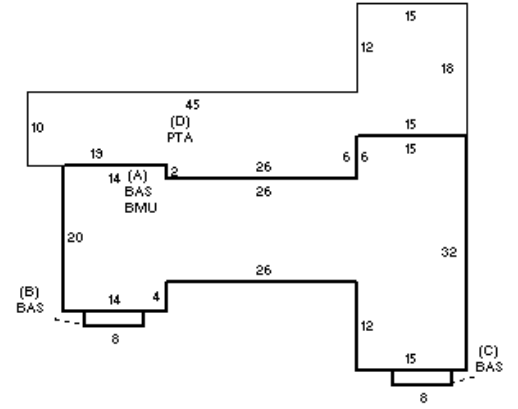
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 31,184 | WS 1.00 | 100 | 1.00 | 100 | 1.00 | | R03 | 0.85 | | 334,010 |

DETACHED

| TOTAL | 31,184 SF | ZONING | FRNT | 47 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|------------------------|----------|---------|--------------|----------------|----------------|
| Ngh | W. SCITUATE | NOTE ...C/W 29-2-1A | | | LAND | 334,000 | 303,600 |
| Inf1 | FACTOR 100 | | BUILDING | 194,600 | 173,100 | | |
| Inf2 | PHY 100 | | DETACHED | 9,500 | 9,100 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 538,100 | 485,800 |

BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 07/15/2021 |
|-----|------|--------------|--------------|------|-------|-----------|-------|--|------------|
| DGF | L | 0.80 50 0.50 | GARAGE 21X25 | 1948 | 525 | 36.30 | 9.500 |  | |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/13/2021 | JD |
|----------|----|------|-------------------|---------------------------------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/13/2021 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 3/22/2011 | KT |
| QUALITY | A | 1.00 | AVERAGE [100%] | BLDG COMMENTS OTHER FIX=SINK | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | OTHER FIX=SINK | | | | | | | | | | | | | | | | | |
|---------------|----------------|------------|-----------------|------------|---------------|----------------|------|-----|-----|------------|-----------------|-------|----------|-----------|---------|----------------|---------|--|
| YEAR BLT | 1948 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 304.062 | |
| NET AREA | 1,156 | DETAIL ADJ | 0.875 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,124 | | 45.68 | 51,343 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$263 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,156 | 1948 | 199.94 | 231,135 | EXTERIOR | A | |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | D | PTA | N | PATIO | 772 | | 14.90 | 11,503 | INTERIOR | A | |
| STORIES | 0 | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 | KITCHEN | A | | |
| ROOMS | 5 | 1.00 | FLOOR COVER | 24 | COMB | 1.00 | | | | | | | | | BATHS | A | | |
| BEDROOMS | 2 | 1.00 | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | A | | |
| BATHROOMS | 1 | 1.00 | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | ELECT | A | | |
| # 1/2 BATHS | 0 | 1.00 | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| TOT FIXTURES | 4 | \$2,800 | | | | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | |
| EFF.YR/AGE | | | | | | | | | | | | | | | | 1968 / 54 | | |
| COND | | | | | | | | | | | | | | | | 36 36 % | | |
| FUNC | | | | | | | | | | | | | | | | 0 | | |
| ECON | | | | | | | | | | | | | | | | 0 | | |
| DEPR | | | | | | | | | | | | | | | | 36 % GD 64 | | |
| RCNLD | | | | | | | | | | | | | | | | \$194,600 | | |