

Key: 1749

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.678

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KEOHAN KEVIN JOHN & NOYES SARA LYNNE 770 FIRST PARISH RD SCITUATE, MA 02066				30-1-1-0				770 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KEOHAN KEVIN JOHN & TROMBLY JASON & CORI				05/29/2020	QS	709,000	52833-110				
DWIGHT GERALD E JR & LIND				06/30/2014	QS	632,000	44477-187				
				12/06/1983	QS	175,000	5523-3				

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	%
		6	CYCL GROWTH				100	100
		5	SPLIT/SUB/LA				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	0.593	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	9,980

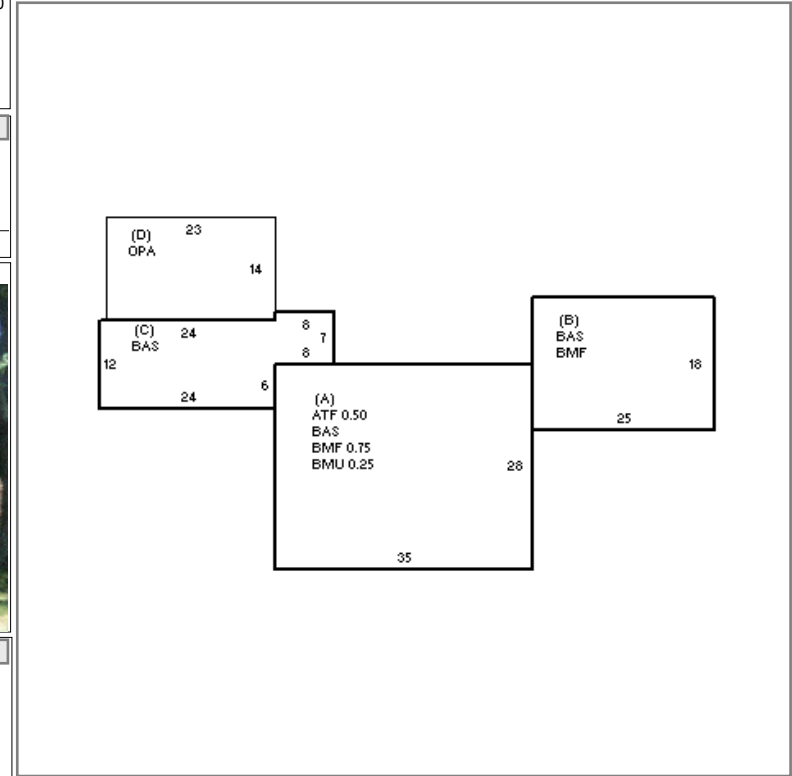
TOTAL	1.512 Acres	ZONING	W. SCITUATE	FRNT	338	ASSESSED	LAND 353,400	CURRENT	550,700	PREVIOUS	321,800
Ngh	W. SCITUATE	NOTE				BUILDING 550,700				490,100	
Inf1	FACTOR 100					DETACHED 13,200				12,600	
Inf2	PHY 100					OTHER 0				0	
						TOTAL 917,300				824,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	50 0.50 35X24 1S/L		840	31.51	13,200



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2021	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	7/13/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	mls
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YEAR BLT	1750	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	744,208		
NET AREA	2,264	DETAIL ADJ	1.184	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	245		51.73	12,674	CONDITION ELEM	CD		
\$NLA(RCN)	\$329	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	490	1750	180.94	88,658	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BMF	N	BSMT FINISH-SEP	1,185		72.62	86,057	INTERIOR	G		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,774	1750	280.04	496,786	KITCHEN	V		
				FLOOR COVER	24	COMB	1.00	D	OPA	N	OPEN PORCH	322		61.80	19,900	BATHS	G		
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		8,737.20	8,737	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		F24	O	FPL 2S 4OP	1		22,302.00	22,302	ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1984 / 38
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$550,700