

Key: 1751

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.679

LEGAL

LAND

DETACHED

BUILDING

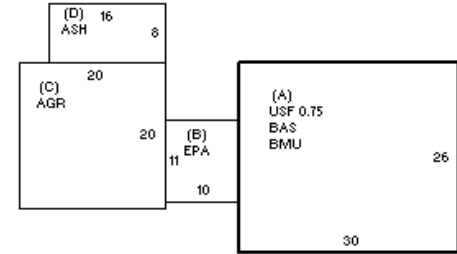
CURRENT OWNER				PARCEL ID				LOCATION			
TESORERO LAWRENCE W & BETTY LOU				30-1-7-0				764 FIRST PARISH RD			
764 FIRST PARISH ROAD SCITUATE, MA 02066				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
				TESORERO LAWRENCE W & WAGNER GEORGE R JR		01/01/1965	QS		3103-206		
						01/01/1949	XX		2022-570		

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 %

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	36,780	WS 1.00	100	1.00	100	1.00	374,000	1.08	100	1.00	R03 0.85	339,980

TOTAL	36,780 SF	ZONING	FRNT	180	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	340,000	309,100
Inf1	FACTOR 100		BUILDING	279,000	251,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	619,000	560,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

NO HEAT 2ND FL

BUILDING	CD	ADJ	DESC	MEASURE	8/18/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/18/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	404.302
NET AREA	1,365	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	780		50.94	39,734	CONDITION ELEM	CD
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	780	1954	245.51	191,494	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	585	1954	223.26	130,608	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	110		90.20	9,922	KITCHEN	
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	400		46.88	18,751	BATHS	
				INT FINISH	99	N/A	1.00	D	ASH	N	ATT SHED	128		22.35	2,861	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		0	1.00														
ROOMS		4	1.00														
BEDROOMS		2	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		3	\$2,693														
# UNITS		1	1.00														
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$279,000