

Key: 1752

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.680

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WILSON JESSICA R & EDMUNDSON MARC 748 FIRST PARISH RD SCITUATE, MA 02066				30-1-8-0				748 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILSON JESSICA R & FITCH BRANDON J & KELLY-DETWILER PETER & JU				03/31/2020	QS	525,000	52546-18				
				07/14/2010	QS	430,000	N/A-N/A				
				12/17/2002	QS	1	23699-71				

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	%
07-597	10/01/2007	3	ALTERATIONS	4,000	06/25/2008	SJ	100	100
04-761	11/15/2004	2	ADDITIONS	32,000	06/19/2006	SJ	100	100
		2	ADDITIONS		06/16/2005	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,000	WS 1.00	100	1.00	100	1.00		R03	0.85		337,050

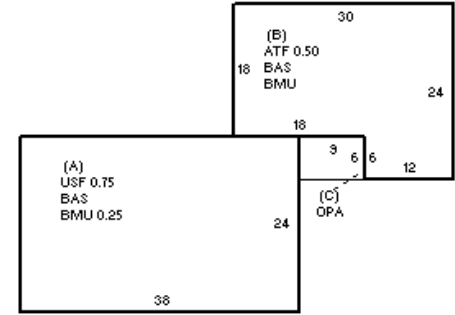
TOTAL	34,000 SF	ZONING	FRNT	261	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	337,100	306,400
Inf1	FACTOR 100		BUILDING	389,700	346,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	726,800	653,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

MLS



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2021	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	9/15/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1743	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,514	DETAIL ADJ	1.184	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	840		49.72	41,765
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,524	1743	229.62	349,941
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	684	1743	208.81	142,829
				ROOF COVER	2	WOOD SHINGLES	1.01	B	ATF	L	ATTIC FINISH	306	1743	148.36	45,398
				FLOOR COVER	24	COMB	1.00	C	OPA	N	OPEN PORCH	54		51.50	2,781
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982
				HEATING/COOLING	2	HOT WATER	1.02		F23	O	FPL 2S 3OP	1		15,520.00	15,520
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	608,899
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$389,700