

Key: 1792

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.720

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TOOHEY CHARLES D TR 620 FIRST PARISH RD SCITUATE, MA 02066				30-1-16-B				620 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TOOHEY CHARLES D TR				08/12/2021	F	100	55464-286				
TOOHEY CHARLES D				09/16/1991	QS	155,000	10483-134				
JUNE CONSTRUCTION CO INC				01/01/1974	XX		3892-676				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
21-644		7	OTHERS		08/03/2022	JD	100 100
12=623	06/17/2021	3	ALTERATIONS	5,000	08/03/2022	JD	100 100
04-658	10/22/2012	3	ALTERATIONS	7,000	07/08/2013	SJ	100 100
99-80	10/07/2004	3	ALTERATIONS	4,000	06/16/2005	SJ	100 100
	03/09/1999	2	ADDITIONS				100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	6,827	WS 1.00	100	1.00	6,732	0.75	W40	0.40	R03	0.85	34,280

TOTAL	7.745 Acres	ZONING	FRNT	199	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	377,700	345,100
Infl1	FACTOR 100		BUILDING	524,500	472,600		
Infl2	PHY 100		DETACHED	18,600	17,800		
			OTHER	0	0		
					TOTAL	920,800	835,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 9 X 14	1994	126	13.73	1,200
APO	A	1.00	30 0.70 22 X 12	2022	264	80.70	14,900
DDK	A	1.00	30 0.70 18 X 7		126	28.44	2,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/3/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/3/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	10/6/2014	RJM
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,481	DETAIL ADJ	1.166	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,189		49.51	58,862
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	892	1974	226.70	202,213
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,589	1974	249.28	396,111
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	25			99.22	2,481
ROOMS	7	1.00	FLOOR COVER	24	COMB	1.00	D	WDK	N	WOOD DECK	360			42.24	15,206
BEDROOMS	0	1.00	INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1			9,062.90	9,063
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04		GEN	O	GENERATOR	1			0.00	
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00									
TOT FIXTURES	6	\$6,157													
# UNITS	2	1.02													

TOTAL RCN	690,093
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$524,500

