

Key: 1793

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.721

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HARRIS SHAWN & HARRIS SHAWN JR S/O HARRIS SHAWN JR 652 FIRST PARISH RD SCITUATE, MA 02066				30-1-17-0				652 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HARRIS SHAWN JR				07/10/2023	A	100		58080-201			
HARRIS SHAWN & HARRIS SHA				09/10/2021	U	265,000		55630-263			
AINSLIE RONALD & JUDITH				01/01/1964	QS	3027-184					

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	%
22-0899	08/26/2022	3	ALTERATIONS	75,750	01/11/2023	JD	100	70
22-0899	08/26/2022	3	ALTERATIONS	75,750	09/05/2023	JD	95	95
21-1351	10/19/2021	3	ALTERATIONS	14,000	08/03/2022	JD	100	10
21-1351	10/19/2021	3	ALTERATIONS	14,000	01/11/2023	JD	100	100
		4	DEMO		02/27/2018	JD	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	0.082	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	1,380

TOTAL	43,560 SF	ZONING	FRNT	468	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	344,800	313,500
Infl1	FACTOR 100		BUILDING	237,300	80,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	582,100	393,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/3/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/3/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/5/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	865	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	281		63.15	17,745
\$NLA(RCN)	\$323	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	337	1900	278.52	93,861
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	528	1900	306.27	161,710
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	24	COMB	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	279,191
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	5 uc
ECON	0
DEPR	15 % GD 85
RCNLD	\$237,300

