

Key: 1796

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.723

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WALKER J A, J W & RICHARD E TR 627 FIRST PARISH RD SCITUATE, MA 02066				30-2-2-0				627 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WALKER J A, J W & RICHARD				04/22/2003	F	24873-271					
WALKER JAMES R & HELEN J				02/14/1990	QS	9607-319					
WALKER HELEN J				01/01/1973	QS	3794-506					

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 %
96-466	10/01/1996	2	ADDITIONS				100 100

LAND

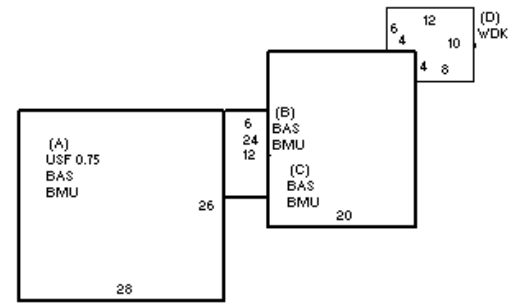
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
200	A	0.918	WS 1.00	100	1.00	147,730	1.00	100	1.00	R03	0.85	135,620
300	A	2.164	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	36,420

DETACHED

TOTAL	4.000 Acres	ZONING	FRNT	287	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE FY12 - ADDED FRONTAGE LOT	LAND	515,500	470,500		
Infl1	FACTOR 100		BUILDING	325,900	293,900		
Infl2	PHY 100		DETACHED	400	400		
			OTHER	0	0		
				<b>TOTAL</b>	<b>841,800</b>	<b>764,800</b>	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/16/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/23/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1946	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,826	DETAIL ADJ	1.100	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,280		44.20	56,582
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,280	1946	225.62	288,793
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	546	1946	205.18	112,026
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	104		38.40	3,994
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				INT FINISH	99	N/A	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	472,274
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$325,900