Key: 1798

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,725

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FEENEY CHRISTOPHER H & LINDSEY 643 FIRST PARISH RD SCITUATE, MA 02066	30-2-4-0	643 FIRST PARISH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FEENEY CHRISTOPHER H & LI	02/29/2016	QS	496,000	46637-278
IORDANOPOULOS ELIAS	03/05/2002	F	100	21662-253
IORDANOPOULOS ELIAS	05/01/1991	QS	145,000	10259-22

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

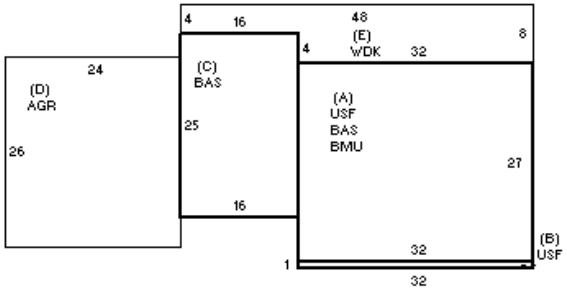
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
92-253	04/06/1992	2	ADDITIONS				100	100

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	100	1.00	355,300	1.00	95	0.95	R03	0.85			326,260
300	A	0.074	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85			1,250

TOTAL	43,210 SF	ZONING		FRNT	82
Ngh	W. SCITUATE	NOTE	. . . .INFL.3 = FRONTAGE/SEE MAP		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	327,500	297,800
BUILDING	399,600	375,700
DETACHED	0	0
OTHER	0	0
TOTAL	**727,100**	**673,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/15/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/16/2009	PL
LIST		
REVIEW	3/23/2011	KT

BLDG COMMENTS

FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	2,160	DETAIL ADJ	1.040
$NLA(RCN)	$268	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$8,237
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		54.18	46,814
+	USF	L	UPPER STORY FIN	896	1954	206.80	185,297
+	BAS	L	BASE AREA	1,264	1954	227.41	287,445
D	AGR	N	ATT GARAGE	624		46.08	28,756
E	WDK	N	WOOD DECK	320		42.24	13,517
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN 579,129

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 $399,600