

Key: 1803

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.730

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
DONAHUE TANYA J 681 FIRST PARISH RD SCITUATE, MA 02066		30-2-10-B		681 FIRST PARISH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DONAHUE TANYA J		01/10/2003	QS	475,000	23918-92
RICCI MARIA A TRUSTEE		02/01/2000	F		18247-92
RICCI MARIA A		04/14/1999	F		17352-114

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1400	100	CHILD CARE			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH			PJB	100	100

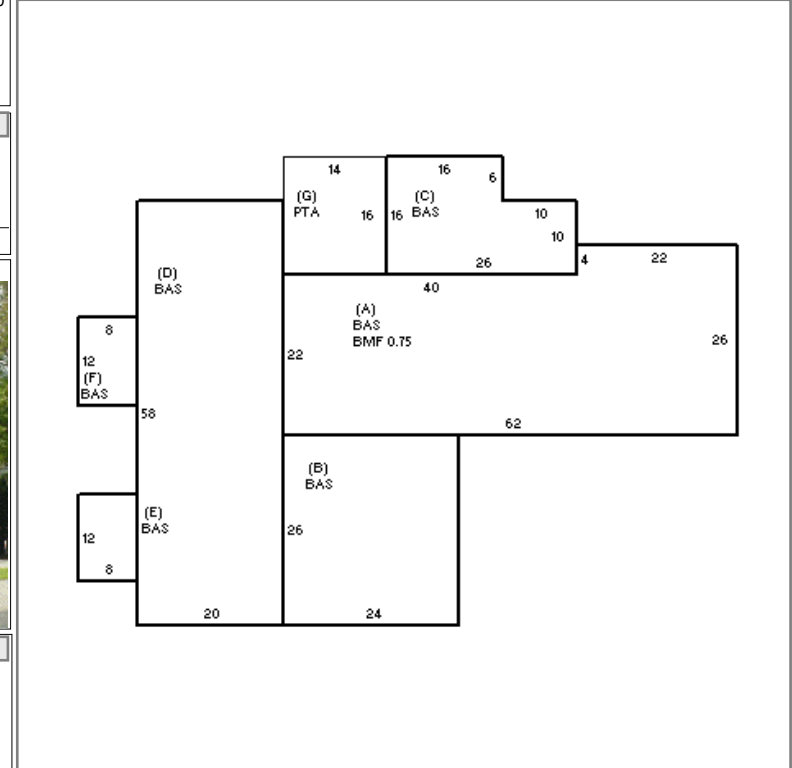
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	0.009	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	150

TOTAL	40,380 SF	ZONING		FRNT	154	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE				LAND	343,600	312,400
Inf1	FACTOR 100		BUILDING	342,300	333,400			
Inf2	PHY 100		DETACHED	1,900	1,800			
			OTHER	0	0			
						TOTAL	687,800	647,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X14		168	12.75	1,500
SHF	A	1.00	30 0.70 4X8		32	17.03	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	PJK
MODEL	5		CIM-5	LIST	1/21/2022	EST
STYLE	17	1.18	DAY CARE [100%]	REVIEW	3/16/2011	DF
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

L/I/L MUNCHKINS

LOADING

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	698,564
NET AREA	5,373	DETAIL ADJ	1.130	FOUNDATION	3	FOUND. WALL	1.00	A	BMF	L	BSMT FIN-SEP	1,089	1964	80.06	87,180	CONDITION ELEM	CD
\$NLA(RCN)	\$130	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	3,784	1964	149.32	565,013	EXTERIOR	F
				ROOF SHAPE	4	FLAT/SHED	0.98	G	PTA	N	PATIO	224		5.10	1,142	INTERIOR	F
				ROOF COVER	8	TAR & GRAVEL	1.00		BMF	L	BSMT FIN-SEP	500	1964	80.06	40,028	CDN/APP	F
				FLOOR COVER	3	W/W CARPET	1.00		FPL	O	FIREPLACE	1		5,201.00	5,201		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
% HEATED		100	1.00														
% AIR COND		100	1.03														
% SPRINKLER		0	1.00														
																EFF.YR/AGE	1962 / 60
																COND	51 51 %
																FUNC	0
																ECON	0
																DEPR	51 % GD 49
																RCNLD	\$342,300