

Key: 1804

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.731

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
LAN RUSSELL & LINDA 693 FIRST PARISH RD SCITUATE, MA 02066				30-2-10-A				693 FIRST PARISH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LAN RUSSELL & LINDA				04/28/2011	QS	440,000	39883-157					
ESSEX LAND CORPORATION				09/23/2010	F	-100	39013-242					
CARLSON ALLAN R				09/23/2010	S	315,000	N/A-N/A					
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	0.046	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	770

LAND

TOTAL	41,992 SF	ZONING	W. SCITUATE	FRNT	270	ASSESSED	344,200	CURRENT	316,000	PREVIOUS	281,200
Ngh	W. SCITUATE	NOTE		LAND			0		0		0
Inf1	FACTOR 100		BUILDING				0		0		0
Inf2	PHY 100		DETACHED				0		0		0
				OTHER			0		0		0
				TOTAL			660,200		594,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	4/16/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	8	0.90	CONTEMPORARY [100%]	REVIEW	3/23/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,856	DETAIL ADJ	0.918
\$NLA(RCN)	\$226	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		13	\$9,547
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	USF	L	UPPER STORY FIN	725	1985	158.91	115,210
+	BAS	L	BASE AREA	2,131	1985	174.74	372,378
+	OPA	N	OPEN PORCH	352		51.50	18,128
E	AGR	N	ATT GARAGE	500		44.10	22,050
+	WDK	N	WOOD DECK	248		38.40	9,523
+	BMU	N	BSMT UNFINISHED	1,960		40.54	79,463
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	F22	O	FPL 2S 2OP	1		11,305.00	11,305

TOTAL RCN	644,885
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	25
ECON	0
DEPR	51 % GD 49
RCNLD	\$316,000

BLDG COMMENTS
OTHER FIX= 3 SINKS, SHOWER & BIDET