

Key: 1824

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.751

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
KIPPENBERGER DAVID W & LINDA & WILLIAM G				30-2-16-0				751 FIRST PARISH RD				
751 FIRST PARISH RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				KIPPENBERGER DAVID W & LI				10/04/2012	QS	445,000	(118100)	
				GUERRA ANTHONY M & KAREN				09/14/1985	QS	140,000	(C72079)	
				BERGSTROM ROBERT L & DEBO				04/13/1983	XX		(C00067376)	

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 %
02-549	09/20/2002	7	OTHERS		04/23/2008		100 100
01-111	04/05/2001	2	ADDITIONS				100 100
95-569	10/02/1995	3	ALTERATIONS				100 100
94-455	09/01/1994	2	ADDITIONS				100 100
		3	ALTERATIONS				100 100

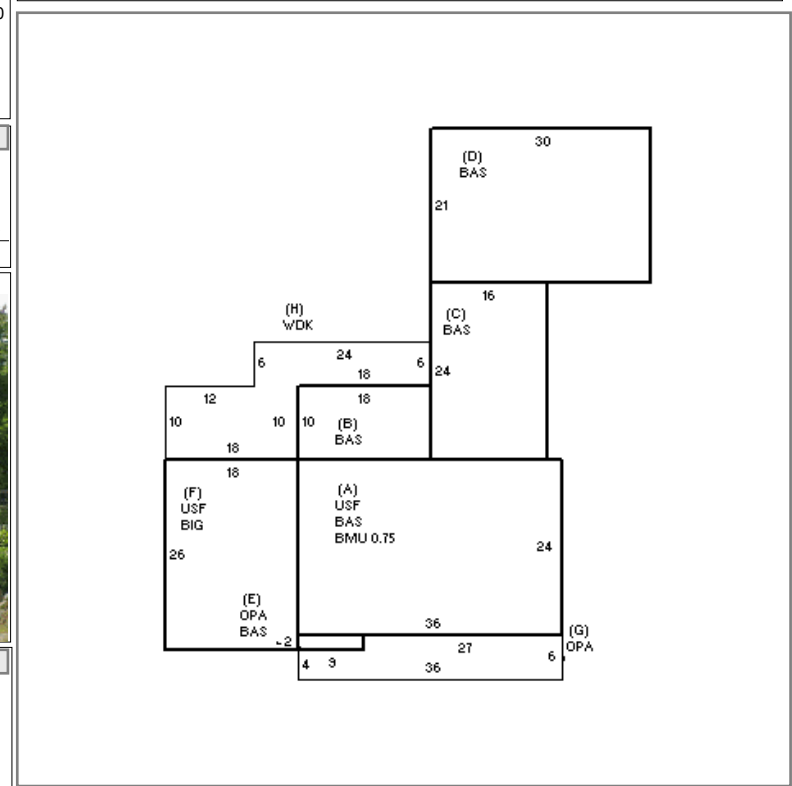
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.102	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	1,720

TOTAL	1.020 Acres	ZONING	W. SCITUATE	FRNT	87	ASSESSED	LAND 345,200	CURRENT	345,200	PREVIOUS	313,900
Ngh	W. SCITUATE	NOTE		LAND		BUILDING	474,100	BUILDING	474,100		454,200
Inf1	FACTOR 100		DETACHED	18,300	DETACHED	18,300	OTHER	0	OTHER	0	0
Inf2	PHY 100		TOTAL	837,600	TOTAL	837,600		785,500		785,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	-	0.90	20 0.80	1994	1,024	21.94	18,000
S/V	A	1.00	SV 1.00	1986	300	1.10	300



BLDG COMMENTS
FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW. STYLE CHANGE FROM CONV TO COLONIAL.



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/23/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,408	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	648		54.48	35,301
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,332	1950	172.66	229,978
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,076	1950	189.86	394,148
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	F	BIG	N	BUILT-IN GARAGE	468		45.75	21,409
ROOMS	11		1.00	FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	216		51.50	11,124
BEDROOMS	4		1.00	INT FINISH	99	N/A	1.00	H	WDK	N	WOOD DECK	324		38.40	12,442
BATHROOMS	3		1.00	HEATING/COOLING	2	HOT WATER	1.02		KIT	O	XTRA KITCHEN	1		6,514.00	6,514
# 1/2 BATHS	0		1.00	FUEL SOURCE	1	OIL	1.00								
TOT FIXTURES	9		\$7,344												
# UNITS	1		1.00												

TOTAL RCN	718,260
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$474,100