

Key: 1825

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.752

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MORRELL THOMAS R & MAUREEN M 753 FIRST PARISH ROAD SCITUATE, MA 02066				30-2-17-0				753 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MORRELL THOMAS R & MAUREE				01/18/2002	QS	21377-54					
MORRELL THOMAS & KELLY MA				02/26/1998	QS	159,900		15926-178			
ROSENQUIST CRAIG H & KATH				03/01/1993	XX	11675-182					

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 %
		2	ADDITIONS				100 100
		3	ALTERATIONS				100 100

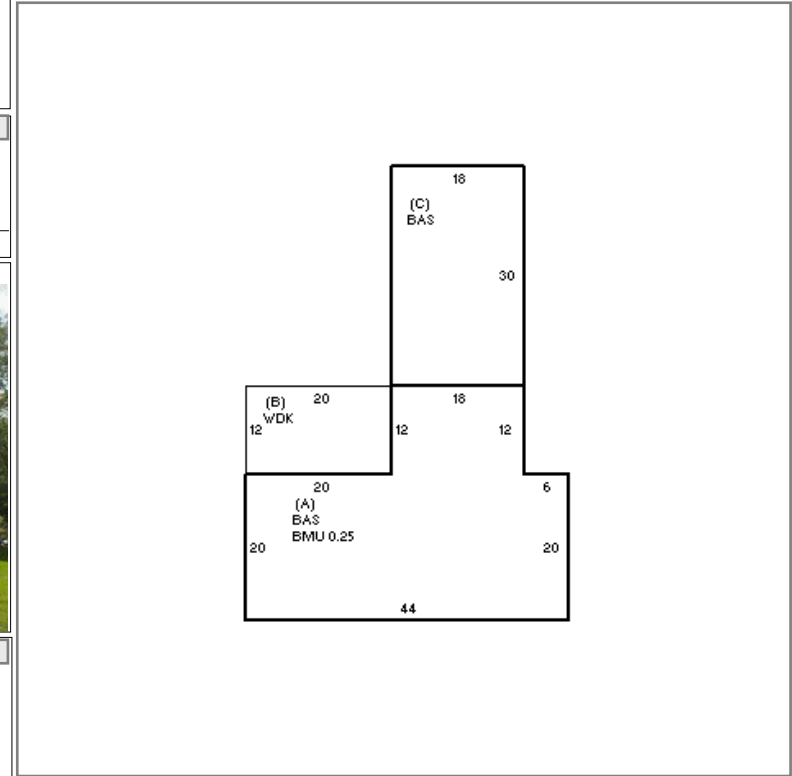
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,138 WS	1.00	100	1.00	374,000	1.07	100	1.00	R03	0.85	340,350

TOTAL	37,138 SF	ZONING	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E			LAND	340,400	309,400
Infl1	FACTOR 100		BUILDING	149,000	138,600		
Infl2	PHY 100		DETACHED	4,800	4,500		
			OTHER	0	0		
					TOTAL	494,200	452,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00 40 0.60	1SFR	1974	288	27.60	4,800



BLDG COMMENTS
other fix=shower



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	3/23/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	1,636	DETAIL ADJ	0.867
\$NLA(RCN)	\$207	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	7	\$4,855	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	274		63.15	17,303
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,096	1949	181.85	199,307
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	240		38.40	9,216
ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	540	2003	181.85	98,199
FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491
INT FINISH	99	N/A	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	338,652
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$149,000