Key: 1826

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.753

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAURICE TIMOTHY D, TAYLOR G &	30-2-18-0	755 FIRST PARISH RD
FERRACANE JANET LEIGH		
755 FIRST PARISH RD		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAURICE TIMOTHY D, TAYLOR	04/21/2022	QS	725,000	56712-325
MEULSTEE MAUD	04/11/2013	QS	300,000	42923-253
JUNIOR DANA B	07/30/2012	H	190,000	41720-139

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 2

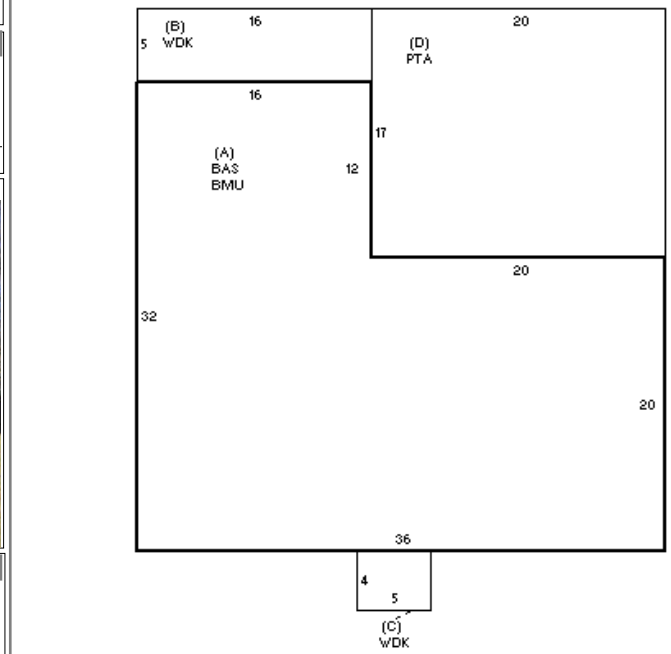
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		03/29/2023	JD	100	100
20-353	06/23/2020	1	NEW CONST	54,400	09/17/2020	JD	100	0
20-353	06/23/2020	1	NEW CONST	54,400	04/06/2021	JD	100	100
19-269	04/18/2019	3	ALTERATIONS	36,957	07/17/2019	JD	100	20
19-269	04/18/2019	3	ALTERATIONS	36,957	06/23/2020	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,812	WS 1.00	100 1.00	100 1.00	374,000	1.26	100 1.00	R03 0.85			333,590

TOTAL	30,812 SF	ZONING		FRNT	125
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	333,600	303,300
BUILDING	209,600	143,500
DETACHED	4,300	3,900
OTHER	126,100	91,900
TOTAL	**673,600**	**542,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	11 X 10		110	14.29	1,100
PTD	A 1.00	20 0.80	14 X 20		280	8.01	1,800
PTD	A 1.00	20 0.80	12X16	2021	192	8.79	1,400

PHOTO 03/29/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/17/2019	JD
LIST	7/17/2019	EST
REVIEW	3/29/2023	JD

BLDG COMMENTS

LEGAL ACCESSORY DWELLING
MLS

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	912	DETAIL ADJ	0.867
$NLA(RCN)	$274	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,081
# 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	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	912		48.46	44,193
A	BAS	L	BASE AREA	912	1950	213.10	194,349
+	WDK	N	WOOD DECK	100		38.40	3,840
D	PTA	N	PATIO	340		14.90	5,066

TOTAL RCN	249,529

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	U
ELECT	A

EFF.YR/AGE	2006 / 16		
COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84
RCNLD			$209,600

Key: 1826

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,754

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAURICE TIMOTHY D, TAYLOR G & FERRACANE JANET LEIGH 755 FIRST PARISH RD SCITUATE, MA 02066	30-2-18-0	755 FIRST PARISH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

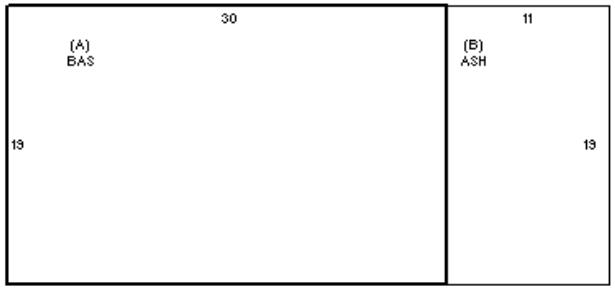
TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	126,100	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/29/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/6/2021	JD
LIST	4/6/2021	JD
REVIEW	3/29/2023	JD

BLDG COMMENTS

ACCESSORY DWELLING

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	570	DETAIL ADJ	0.807
$NLA(RCN)	$249	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,937
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	570	1963	237.82	135,558
B	ASH	N	ATT SHED	209		20.09	4,198

TOTAL RCN 141,693

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE 2011 / 11

COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	11	% GD	89

RCNLD $126,100