

Key: 1827

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.755

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
O'CONNOR MICHAEL F TR & NANCY N TR 759 FIRST PARISH RD SCITUATE, MA 02066				30-2-19-0				759 FIRST PARISH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
O'CONNOR MICHAEL F TR & NANCY N TR				06/09/2021	F	1	55118-222					
NAGLE NANCY M				05/07/2003	F	25059-288						
				12/02/1998	QS	245,000	16892-200					
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	0.330	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	5,550

TOTAL	1.248 Acres	ZONING	W. SCITUATE	FRNT	357	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	349,000	317,500		
Inf1	FACTOR 100		BUILDING	409,000	368,700			
Inf2	PHY 100		DETACHED	25,600	24,400			
				OTHER	0	0		
				<b>TOTAL</b>	<b>783,600</b>	<b>710,600</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	50 0.50 GARAGE	1949	624	34.69	10,800
FBN	+	1.10	20 0.80 1SFR		609	30.36	14,800



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/21/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/23/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,918	DETAIL ADJ	1.100
\$NLA(RCN)	\$284	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		0	1.00
TOT FIXTURES		6	\$5,808
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,060		51.03	54,096
A	USF	L	UPPER STORY FIN	774	1950	223.61	173,072
+	BAS	L	BASE AREA	1,144	1950	245.89	281,293
+	OPA	N	OPEN PORCH	194		56.65	10,990
+	WDK	N	WOOD DECK	181		42.24	7,645
	F22	O	FPL 2S ZOP	1		12,435.50	12,436

TOTAL RCN	545,339
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$409,000

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 %
08-114	04/01/2008	3	ALTERATIONS	42,000	06/25/2008	SJ	100 100
08-114	04/01/2008	3	ALTERATIONS	42,000	07/20/2009	SJ	100 100
06-289		3	ALTERATIONS	3,000	06/18/2007	SJ	100 100
06-289	05/20/2006	3	ALTERATIONS	3,000	06/26/2006	SJ	100 100
00-250	06/15/2000	3	ALTERATIONS				100 100

