

Key: 1877

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.803

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FARRELL BARBARA MARY 55 GROVE STREET SCITUATE, MA 02066				31-1-18-0				55 GROVE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FARRELL BARBARA MARY				06/25/1990	A	140,000	9817-161				
FARRELL JOHN J AND SHIRLE				01/01/1955	XX		2377-437				

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	%
03-435	07/24/2003	2	ADDITIONS	44,465	07/16/2004	SJ	100	100
90-169	04/19/1990	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,445	WS 1.00	100	100	374,000	1.50	100	1.00	R03	0.85	327,570

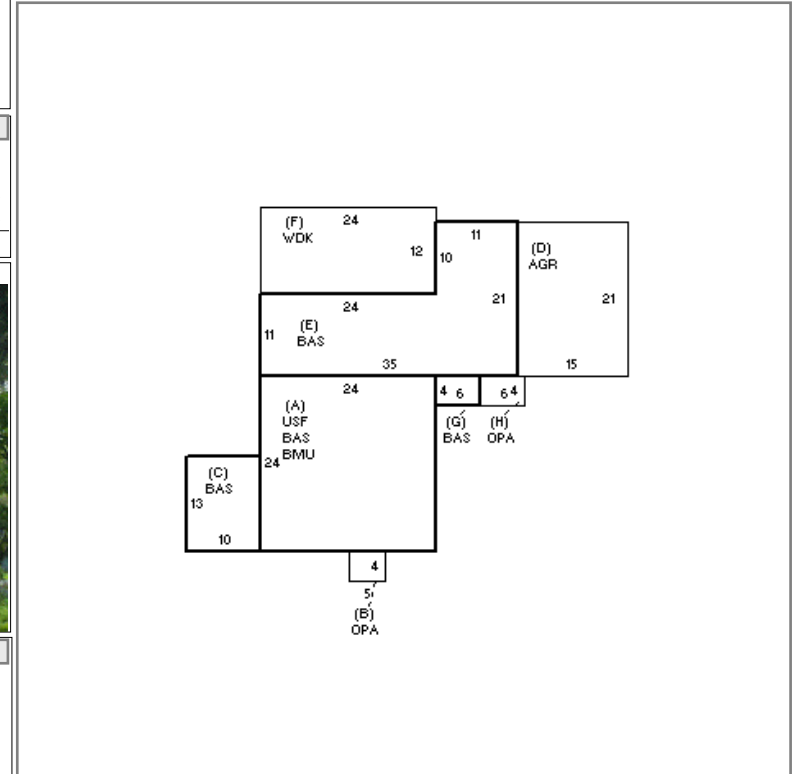
TOTAL	25,439 SF	ZONING	FRNT	119	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	327,600	297,800
Inf1	FACTOR 100		BUILDING	391,100	352,800		
Inf2	PHY 100		DETACHED	600	500		
			OTHER	0	0		
			TOTAL	719,300	651,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/21/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/24/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1927	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	566,744		
NET AREA	1,801	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	576		62.80	36,170	CONDITION ELEM	CD		
\$NLA(RCN)	\$315	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	576	1927	251.65	144,951	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	44		56.65	2,493	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	730	1927	276.73	202,010	KITCHEN			
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	315		55.64	17,527	BATHS			
				INT FINISH	99	N/A	1.00	E	BAS	L	BASE AREA	495	2003	276.73	136,980	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F	WDK	N	WOOD DECK	288		42.24	12,165	ELECT			
				FUEL SOURCE	99	N/A	1.00	F	F21	O	FPL 2S 1OP	1		9,062.90	9,063				
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1972 / 50
STORIES		2	1.00															COND	31 31 %
ROOMS		7	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	31 % GD 69
# 1/2 BATHS		1	1.00															RCNLD	\$391,100
TOT FIXTURES		5	\$5,386																
# UNITS		1	1.00																