Key: 3938

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,757

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MERRIGAN JAMES M TR 320 FIRST PARISH RD SCITUATE, MA 02066	38-1-11-0	320 FIRST PARISH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MERRIGAN JAMES M TR	10/29/2020	F	1	53716-73
MERRIGAN JAMES M	03/14/2019	QS	515,000	50898-134
HARRINGTON PAUL & NANCY T	03/04/2004	F	1	27670-317

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

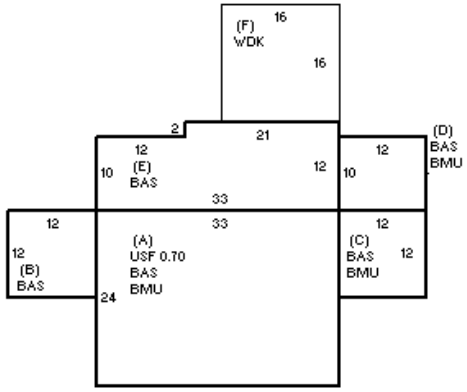
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
99-180	05/03/1999	2	ADDITIONS				100	100
90-280	05/31/1990	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,300	SC 1.00	100 1.00	100 1.00	396,000	1.32	100 1.00	R02 0.90			351,440

TOTAL	29,300 SF	ZONING		FRNT	60
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	351,400	337,200
BUILDING	380,200	338,100
DETACHED	0	0
OTHER	0	0
TOTAL	**731,600**	**675,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/17/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/17/2020	JD
LIST	9/17/2020	EST
REVIEW	4/5/2011	ER

YEAR BLT	1939	SIZE ADJ	1.000
NET AREA	2,126	DETAIL ADJ	1.122
$NLA(RCN)	$279	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.7	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,937
# 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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,056		51.08	53,941
A	USF	L	UPPER STORY FIN	554	1939	223.82	123,996
+	BAS	L	BASE AREA	1,572	1939	246.12	386,901
F	WDK	N	WOOD DECK	256		42.24	10,813
	BMG	O	BSMT GARAGE	1		2,740.10	2,740
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	ODS	O	OUT DOOR SHOWER	1		1,655.50	1,656

TOTAL RCN	594,046

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD	$380,200		