

Key: 3977

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.796

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCCARTHY DIANE E & JOHN D TRS 273 FIRST PARISH RD SCITUATE, MA 02066				38-12-1-0				273 FIRST PARISH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
MCCARTHY DIANE E & JOHN D				03/05/2021	F	100 (131662)						
MCCARTHY JOHN & DIANE				01/24/2020	O	340,000 (129751)						
GERBIS JENNIFER S TR &				02/29/2008	F	-100 (111700)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,763	SC 1.00	100	1.00	396,000	1.54	100	1.00	R02	0.90	346,010

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	%
20-238	04/29/2020	1	NEW CONST	503,000	07/02/2020	JD	100	40
20-238	04/29/2020	1	NEW CONST	503,000	03/11/2021	JD	100	100
SS09-12		5	SPLIT/SUB/LA		12/04/2008	ER	100	100
		7	OTHERS				100	100

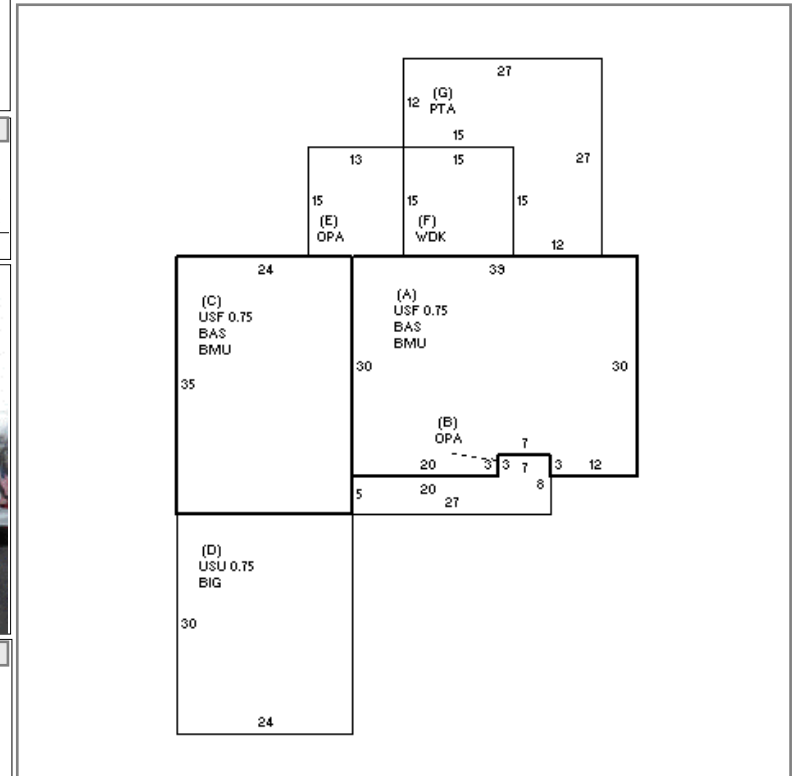
TOTAL	24,763 SF	ZONING	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	346,000	332,000
Inf1	FACTOR 100		BUILDING	1,228,200	1,024,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,574,200	1,356,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/2/2020	JD
MODEL	1		RESIDENTIAL	LIST	3/11/2021	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	3/11/2021	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,481	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$360	OVERALL	1.000	EXT COVER	2	CLAPBOARD	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	9	WARM/COOL AIR	1.03
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,253,288
+	BMU	N	BSMT UNFINISHED	1,989		56.64	112,659		
+	BAS	L	BASE AREA	1,989	2020	290.23	577,276		
+	USF	L	UPPER STORY FIN	1,492	2020	263.94	393,793		
+	OPA	N	OPEN PORCH	351		72.10	25,308		
D	BIG	N	BUILT-IN GARAGE	720		64.64	46,537		
D	USU	N	UPPER STORY UNF	540		116.34	62,825		
F	WDK	N	WOOD DECK	225		53.76	12,096		
G	PTA	N	PATIO	504		20.86	10,514		
	GEN	O	GENERATOR	1		0.00			
	ODS	O	OUT DOOR SHOWER	1		2,128.00	2,128		

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

EFF.YR/AGE	2020 / 2
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98

RCNLD	\$1,228,200
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