

Key: 3978

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.797

LEG
A
L
L
A
N
D

CURRENT OWNER				PARCEL ID				LOCATION			
KEAVENEY JULIA CATHERINE & MCCARTHY CHRISTOPHER JOHN				38-12-2-0				279 FIRST PARISH RD			
279 FIRST PARISH RD				SCITUATE, MA 02066				TRANSFER HISTORY			
				DOS	T	SALE PRICE	BK-PG (Cert)				
				09/02/2016	QS	505,000	47415-2				
				10/13/2015	F	1 46150-173					
				11/22/2006	F	1 33714-335					

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	%
13-393	06/27/2013	4	DEMO	3,000	09/23/2014	RJM	100	100
94-566	11/08/1994	2	ADDITIONS				100	100

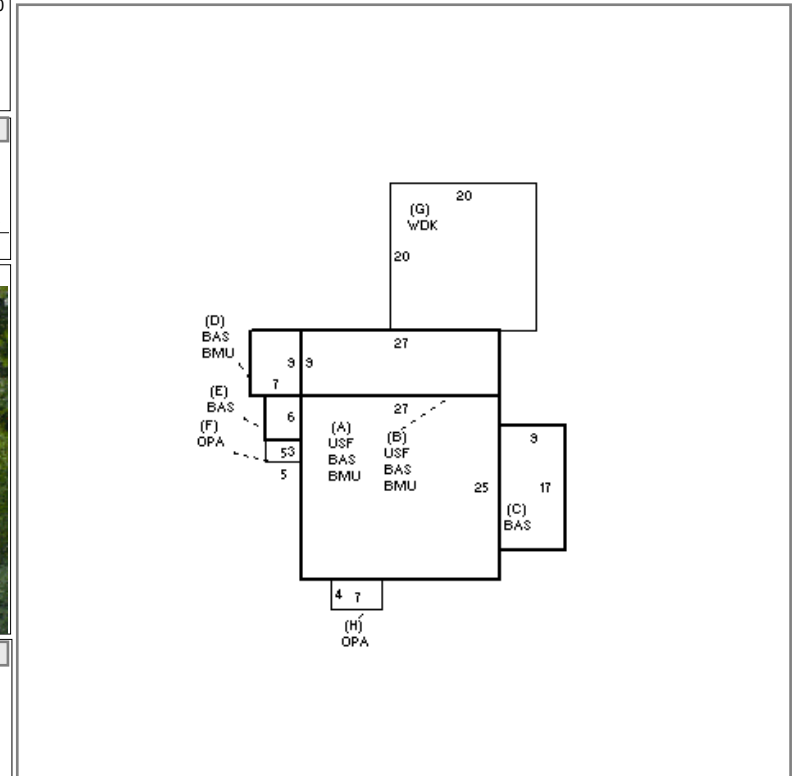
L
A
N
D

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 SC	1.00	100	1.00	396,000	1.00	100	1.00	R02	0.90	363,640
300	A	0.532 SC	1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	9,480

TOTAL	1.450 Acres	ZONING	FRNT	131	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	373,100	358,500
Inf1	FACTOR 100		BUILDING	203,300	190,800		
Inf2	PHY 100		DETACHED	11,200	10,700		
			OTHER	0	0		
			TOTAL	587,600	560,000		

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	20X20	400	49.28	9,900
SHF	A	1.00	30 0.70		60	17.03	700
SHF	A	1.00	30 0.70		50	17.03	600



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	6/1/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/1/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR-COL TO CONV

YEAR BLT	1929	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	564,688
NET AREA	2,082	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	981		47.40	46,504		
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	918	1929	222.67	204,415		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,164	1929	244.86	285,017		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	43		51.51	2,215		
				FLOOR COVER	2	SOFTWOOD	1.00	G	WDK	N	WOOD DECK	400		38.40	15,360		
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1952 / 70
																COND	64 64 %
																FUNC	0
																ECON	0
																DEPR	64 % GD 36
																RCNLD	\$203,300