

Key: 4132

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.950

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
OFSTHUN RICHARD C & KATHLEEN A 272 FIRST PARISH RD SCITUATE, MA 02066				38-11-16-0				272 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
OFSTHUN RICHARD C & KATHL				07/30/2010	QS	480,000 (114957)					
SOUZA SCOTT M				10/05/2007	QS	495,000 (111163)					
FALK PETER J & SARA J				07/06/1988	QS	220,000 77237-					

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	%
23-0503	06/13/2023	3	ALTERATIONS	35,000				0 0
94-540	10/28/1994	3	ALTERATIONS					100 100
90-357	06/22/1990	4	DEMO					100 100
		7	OTHERS					100 100

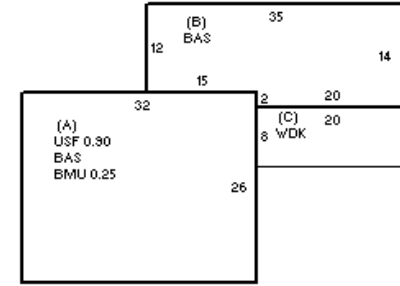
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,338 SC	1.00	100	1.00	396,000	1.21	100	1.00	R02	0.90	354,980

TOTAL	32,338 SF	ZONING	FRNT	278	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	355,000	340,600
Inf1	FACTOR 100		BUILDING	380,000	342,900		
Inf2	PHY 100		DETACHED	3,800	3,600		
			OTHER	0	0		
					<b>TOTAL</b>	<b>738,800</b>	<b>687,100</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 80 0.20			450	37.95	3,400
SHF	A	1.00 30 0.70			30	17.03	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/1/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/1/2009	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	4/4/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY12 QUALITY CHANGE FROM VGD TO AVG+,  
STYLE CHANGE FROM COL TO ANTIQUE PER  
FIELD REVIEW.

G

YEAR BLT	1694	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	550,725	
NET AREA	2,041	DETAIL ADJ	1.184	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	208		69.46	14,449	CONDITION ELEM	CD	
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	749	1994	237.69	178,027	EXTERIOR		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,292	1694	261.37	337,687	INTERIOR		
				ROOF COVER	2	WOOD SHINGLES	1.01	C	WDK	N	WOOD DECK	160		42.24	6,758	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00	FPL	O	O	FIREPLACE	1		8,594.30	8,594	BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1972 / 50
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$380,000