

Key: 4879

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.630

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LOUGHNANE GAIL C & BRIAN 237 LEAVITT ST HINGHAM, MA 02043				44-3-58-0				169 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LOUGHNANE GAIL C & BRIAN				11/16/2011	QS	550,000	40591-310				
JACOBUCCI RICHARD J &				05/29/1990	QS	214,000	9771-155				
MILLER JOHN A JR & JOAN C				01/01/1979	XX	4512-342					

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	%
22-1095	10/18/2022	3	ALTERATIONS	22,550	07/27/2023	JD	100	100
93-277	05/24/1993	3	ALTERATIONS				100	100
90-282	05/31/1990	3	ALTERATIONS				100	100

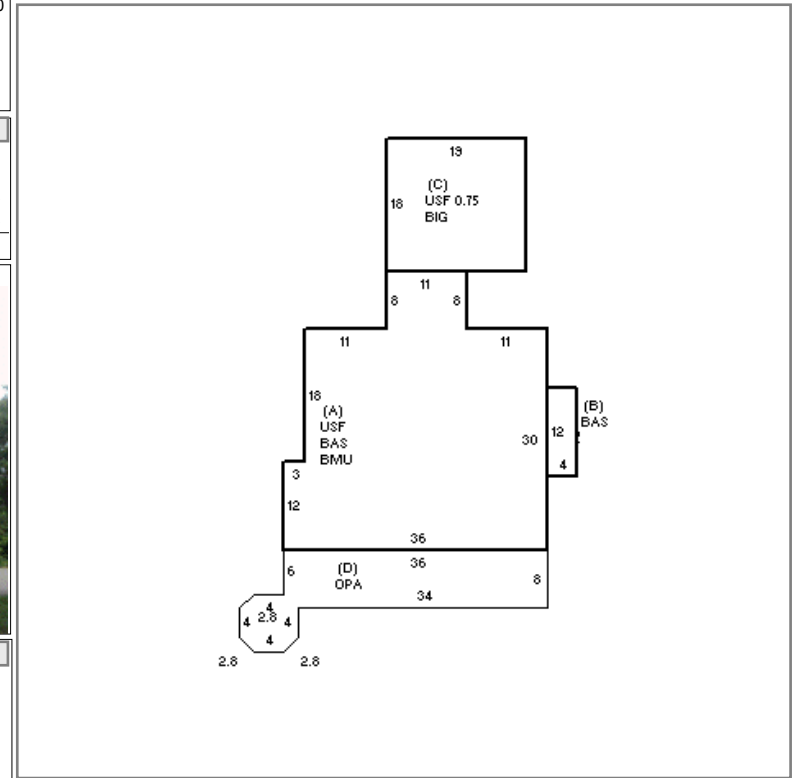
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 SC	1.00	100	1.00	396,000	1.00	100	1.00	R02	0.90	363,640
300	A	0.082 SC	1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	1,460

TOTAL	43,560 SF	ZONING	FRNT	771	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	365,100	350,400
Infl1	FACTOR 100		BUILDING	520,200	506,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	885,300	856,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/17/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/17/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/27/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	2,533	DETAIL ADJ	1.224
\$NLA(RCN)	\$321	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	9	\$10,576	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	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
A	BMU	N	BSMT UNFINISHED	1,114		54.92	61,176
+	USF	L	UPPER STORY FIN	1,371	1890	258.76	354,762
+	BAS	L	BASE AREA	1,162	1890	284.54	330,640
C	BIG	N	BUILT-IN GARAGE	342		72.22	24,701
D	OPA	N	OPEN PORCH	342		61.80	21,136
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	812,876	
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	\$520,200	