

Key: 4880

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.631

LEGAL

LAND

DETACHED

BUILDING

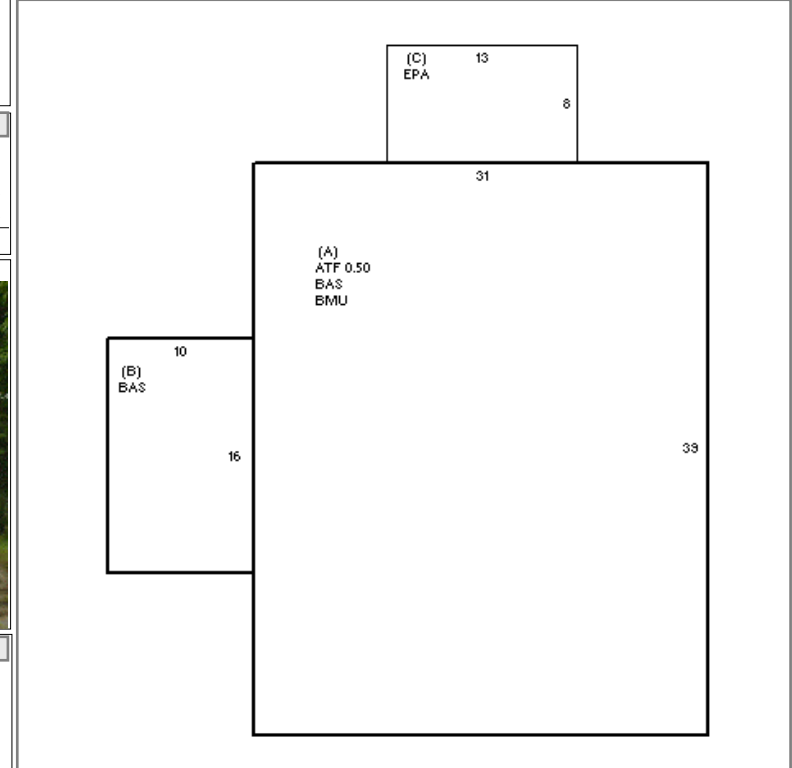
CURRENT OWNER				PARCEL ID				LOCATION			
PEDINI CHRISTIN P & DURMUS-PEDINI ALEV 181 FIRST PARISH RD SCITUATE, MA 02066				44-3-59-0				181 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PEDINI CHRISTIN P & TRAFTON GEORGE N III & WHITTAKER GEORGE W & PATR				08/02/2012	QS	387,000	41746-64				
				06/25/1999	QS	204,900	17598-59				
				04/28/1981	XX	4983-453					

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 %
88-74	03/01/1988	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,358	SC 1.00	100	1.00	396,000	2.54	100	1.00	R02	0.90	332,100

TOTAL	14,358 SF	ZONING	SCITUATE	FRNT	114	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	332,100	318,700			
Inf1	FACTOR 100		BUILDING	209,400	194,800			
Inf2	PHY 100		DETACHED	7,600	7,200			
			OTHER	0	0			
			TOTAL	549,100	520,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 60 0.40			440	43.01	7,600



BUILDING	CD	ADJ	DESC	MEASURE	11/17/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/17/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	475,977		
NET AREA	1,974	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,209		44.84	54,207	CONDITION ELEM	CD		
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	605	1920	146.40	88,571	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,369	1920	226.58	310,193	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	104		90.20	9,381	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 10P	1		8,239.00	8,239	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	1956 / 66
																		COND	56 56 %
																		FUNC	0
																		ECON	0
																		DEPR	56 % GD 44
																		RCNLD	\$209,400