

Key: 4884

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.636

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
LADUCA NICHOLAS P & JAMIE L				44-3-63-0				197 FIRST PARISH RD				
197 FIRST PARISH RD				SCITUATE, MA 02066				TRANSFER HISTORY				
				DOS	T	SALE PRICE	BK-PG (Cert)					
				09/09/2016	QS	555,000	47438-119					
				02/12/2010	QS	420,000	38236-71					
				08/30/1991	QS	202,000	10461-5					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,239	SC	1.00	100	1.00	100	1.00	R02	0.90		342,860

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	%
10-046	02/22/2010	3	ALTERATIONS	10,000	08/10/2010	SJ	100	100
		6	CYCL GROWTH		01/15/2004	PJB	100	100
04-05	01/05/2004	3	ALTERATIONS				100	100
90-369	06/29/1990	3	ALTERATIONS				100	100

DE  
TACH  
ED

TOTAL	22,239 SF	ZONING	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	342,900	329,000
Inf1	FACTOR 100		BUILDING	342,700	321,100		
Inf2	PHY 100		DETACHED	18,600	17,700		
			OTHER	0	0		
			<b>TOTAL</b>	<b>704,200</b>	<b>667,800</b>		

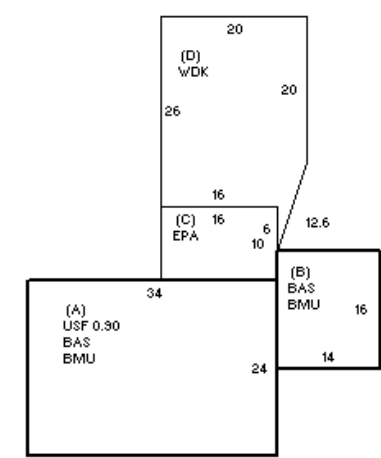
B  
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	50 0.50		392	94.95	18,600



PHOTO 10/01/2003

BLDG COMMENTS  
FY12 FR-G TO AVE



IL  
D  
IN  
G

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/8/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,774	DETAIL ADJ	1.030
\$NLA(RCN)	\$258	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$4,120
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	456,896
+	BMU	N	BSMT UNFINISHED	1,040		46.65	48,513	CONDITION ELEM	CD
+	BAS	L	BASE AREA	1,040	1976	212.35	220,841	EXTERIOR	
A	USF	L	UPPER STORY FIN	734	1976	193.11	141,741	INTERIOR	
C	EPA	N	ENCLOSED PORCH	160		90.20	14,432	KITCHEN	
D	WDK	N	WOOD DECK	520		38.40	19,968	BATHS	
	F11	O	FPL 1S 1OP	1		7,281.00	7,281	HEAT	
								ELECT	
								EFF.YR/AGE	1990 / 32
								COND	25 25%
								FUNC	0
								ECON	0
								DEPR	25 % GD 75
								RCNLD	\$342,700