

Key: 4892

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.644

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCGUIGGIN THOMAS J & NATALIE D 241 FIRST PARISH ROAD SCITUATE, MA 02066				44-3-73-0				241 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGUIGGIN THOMAS J & NATA				11/28/2001	O	250,000	20997-227				
WESTCOTT HAROLD & NANCY				01/01/1969	QS		3431-363				
KIDDER EVERETT C AND VELM				01/01/1956	XX		2431-181				

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	%
02-466	08/19/2002	1	NEW CONST		01/15/2004	PJB	100	100
02-016	01/15/2002	2	ADDITIONS				100	100
		2	ADDITIONS				100	100
		7	OTHERS				100	100

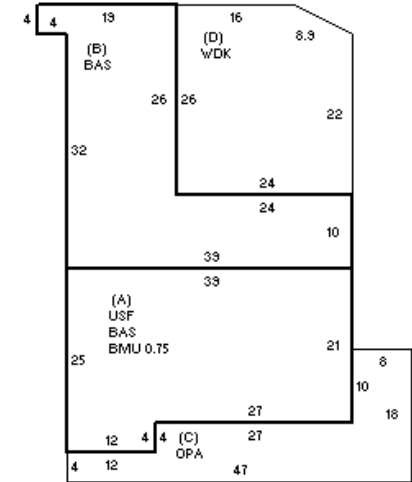
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,650	SC	1.00	100	1.00	100	1.00	R02	0.90		357,590

TOTAL	34,650 SF	ZONING	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	357,600	343,100		
Inf1	FACTOR 100		BUILDING	473,900	439,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	831,500	782,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
FY12 FR-G TO AVE



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/7/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	640,365
NET AREA	2,530	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	650		59.83	38,892	CONDITION ELEM	CD
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	867	1950	217.36	188,451	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	867	1950	197.67	171,376	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BAS	L	BASE AREA	796	2002	217.36	173,018	KITCHEN	
				FLOOR COVER	14	COMB	1.00	C	OPA	N	OPEN PORCH	408		56.65	23,113	BATHS	
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	608		42.24	25,682	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT		
				FUEL SOURCE	99	N/A	1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	12	\$10,771
# UNITS	1	1.00

EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$473,900