

Key: 4893

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.645

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MC DEMUS ERIC K 245 FIRST PARISH RD SCITUATE, MA 02066				44-3-74-0				245 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MC DEMUS ERIC K				05/23/2008	QS	344,360	35999-214				
ELLIS MARK & JULIE T				08/22/2002	QS	365,000	22681-323				
BARKER SCOTT P AND DENISE				06/27/1997	QS	174,500	15279-221				

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	%
22-0784	07/21/2022	2	ADDITIONS	69,000	05/18/2023	NC	100	100
17-588	09/11/2017	3	ALTERATIONS	6,000	07/24/2018	JD	100	100
14-263	05/19/2014	3	ALTERATIONS	3,990	09/24/2014	RJM	100	100
		6	CYCL GROWTH		01/15/2004	PJB	100	100
02-253	05/16/2002	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,232	SC	1.00	100	1.00	100	1.00	R02	0.90		340,270

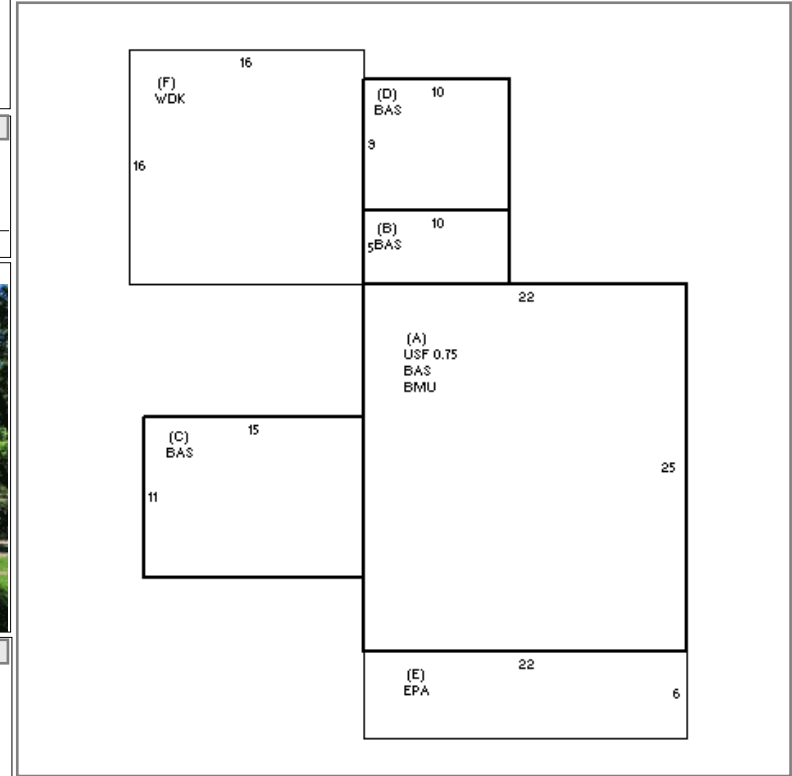
TOTAL	20,232 SF	ZONING		FRNT	110	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	340,300	326,500		
Inf1	FACTOR 100		BUILDING	214,200	137,900			
Inf2	PHY 100		DETACHED	7,100	6,800			
			OTHER	0	0			
TOTAL				TOTAL	561,600	471,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90		280	13.90	3,500
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/7/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/7/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/28/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	446,311
NET AREA	1,268	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	550		64.00	35,200	CONDITION ELEM	CD
\$NLA(RCN)	\$352	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	413	1900	273.07	112,780	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	690	1900	300.28	207,195	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	165	2022	300.28	49,546	KITCHEN	
				FLOOR COVER	2	SOFTWOOD	1.00	E	EPA	N	ENCLOSED PORCH	132		99.22	13,097	BATHS	
				INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	256		42.24	10,813	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		8	\$8,617														
# UNITS		1	1.00														
																EFF.YR/AGE	1958 / 64
																COND	52 52 %
																FUNC	0
																ECON	0
																DEPR	52 % GD 48
																RCNLD	\$214,200