

Key: 4894

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.646

LEG
AL
LAND

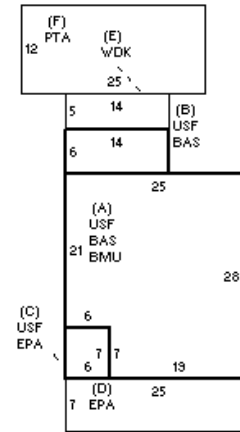
CURRENT OWNER				PARCEL ID				LOCATION				
PERRY MARY ANN 251 FIRST PARISH RD SCITUATE, MA 02066				44-3-75-0				251 FIRST PARISH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PERRY MARY ANN				06/28/2019	QS	607,500	51309-17					
JACKSON IAN C & MIOSOTIS				10/22/2015	QS	560,000	46185-82					
FANTASIA PAUL S & SARAH E				07/02/2010	QS	365,000	38697-153					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,717	SC 1.00	100	1.00	396,000	1.81	100	1.00	R02	0.90	340,910

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 %
12-155	03/27/2012	3	ALTERATIONS	11,800	08/07/2012	SJ	100 100
12-052	02/07/2012	3	ALTERATIONS	55,600	08/07/2012	SJ	100 100
11-202	04/26/2011	7	OTHERS	3,000	07/18/2011	SJ	100 100
10-350	08/05/2010	3	ALTERATIONS	3,000	07/18/2011	SJ	100 100
		5	SPLIT/SUB/LA				100 100

DETACHED

TOTAL	20,717 SF	ZONING	FRNT	134	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,900	327,100
Inf1	FACTOR 100		BUILDING	431,400	383,800		
Inf2	PHY 100		DETACHED	6,700	6,500		
			OTHER	0	0		
			TOTAL		779,000	717,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		240	54.75	3,900
SHF	+	1.10	10 0.90	12 X 20	2011	13.06	2,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/7/2012	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/8/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

YEAR BLT	1913	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	501,603		
NET AREA	1,526	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	658		59.56	39,188	CONDITION ELEM	CD		
\$NLA(RCN)	\$329	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	784	1913	266.06	208,592	EXTERIOR	G		
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	742	1913	292.57	217,086	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	217		99.22	21,530	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	70		42.24	2,957	BATHS	V		
				INT FINISH	1	PLASTER	1.00	F	PTA	N	PATIO	300		16.39	4,917	HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04		ODS	O	OUT DOOR SHOWER	1		1,842.50	1,843	ELECT	U		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	2008 / 14
																		COND	14 14 %
																		FUNC	0
																		ECON	0
																		DEPR	14 % GD 86
																		RCNLD	\$431,400