

Key: 4896

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.648

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ATKINSON KELLY 256 FIRST PARISH RD SCITUATE, MA 02066				38-11-19-0				256 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ATKINSON KELLY				04/24/2020	QS	410,000 (130100)					
DORR HERBERT I &				09/13/1999	F	60,000 (96165)					
DORR HERBERT I				12/09/1983	XX	68643-0					

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	%
		7	OTHERS		07/22/2021	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 SC	1.00	100	1.00	396,000	1.00	100	1.00	R02	0.90	363,640
300	A	0.022 SC	1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	390

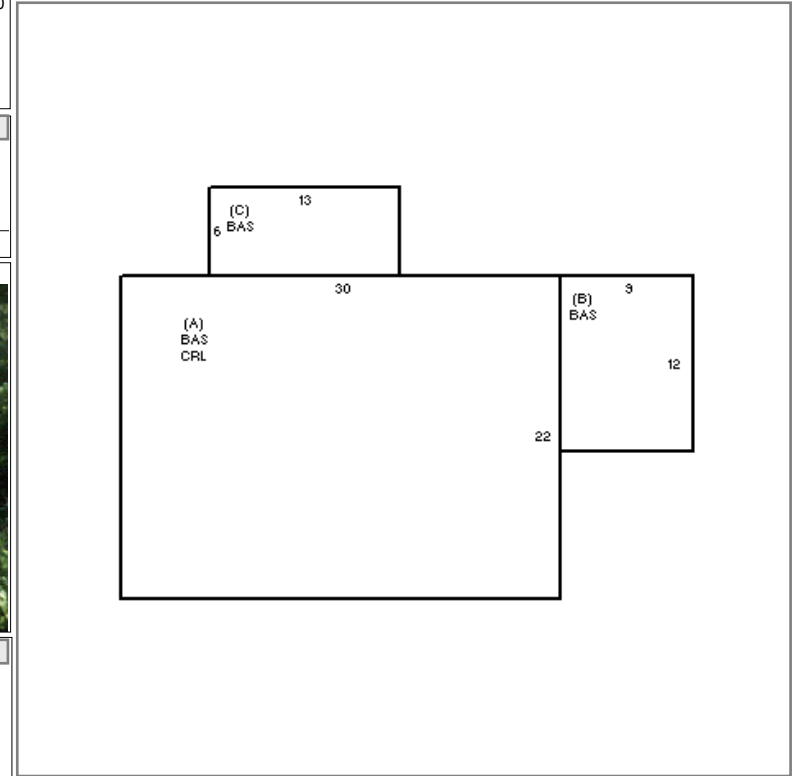
TOTAL	40,966 SF	ZONING	SCITUATE	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	364,000	349,300			
Infl1	FACTOR 100		BUILDING	117,300	104,400			
Infl2	PHY 100		DETACHED	3,400	3,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>484,700</b>	<b>456,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20 15 X 15		225	54.75	2,500
SHF	A	1.00	30 0.70 10 X 8		80	15.97	900



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/22/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/29/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	846	DETAIL ADJ	0.867
\$NLA(RCN)	\$239	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,081	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	660		12.08	7,972
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	846	1890	218.59	184,923
ROOF SHAPE	1	GABLE	1.00	F11	O	FPL 1S 10P		1		7,281.00	7,281
ROOF COVER	1	ASPH SHINGLES	1.00								
FLOOR COVER	2	SOFTWOOD	1.00								
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	202,257
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$117,300