

Key: 4899

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.651

LEG
A
L

CURRENT OWNER				PARCEL ID				LOCATION			
MCHUGH DANIEL & MAUREEN 246 FIRST PARISH ROAD SCITUATE, MA 02066				44-1-2-0				246 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCHUGH DANIEL & MAUREEN				01/01/1977	QS		4187-503				
MORIARTY ROLAND D & BERNA				01/01/1972	XX		3697-529				
SCHULTZ CHARLES H				01/01/1946	XX		(C00010200)				

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	%
22-0600	06/07/2022	3	ALTERATIONS	24,000	07/27/2023	JD	100	100
92-681	08/01/1992	3	ALTERATIONS				100	100

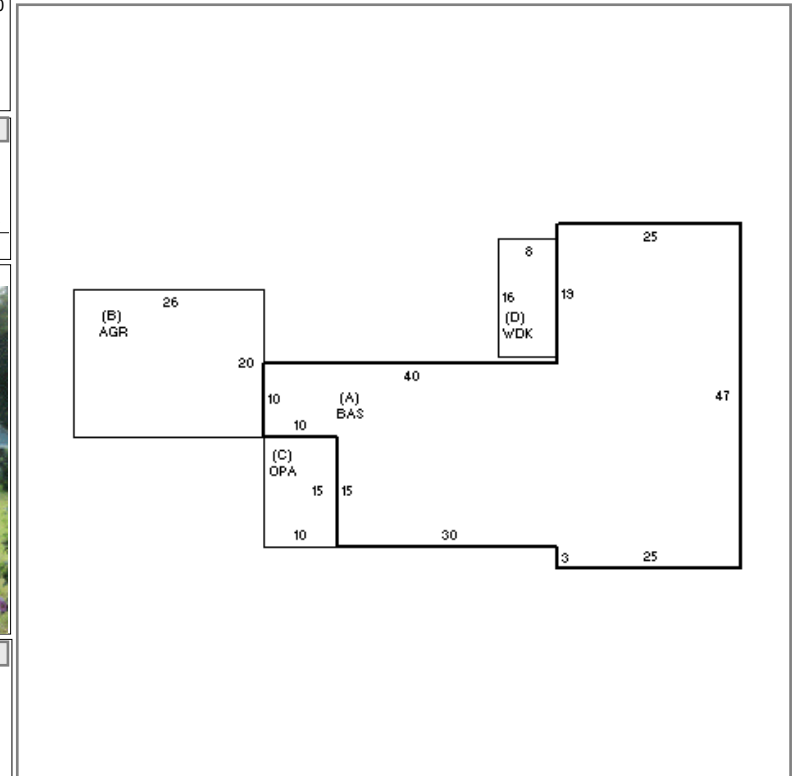
L
A
N
D

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	0.432	SC 1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	7,700

TOTAL	1.350 Acres	ZONING	C/W 3 4	FRNT	154	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E		LAND		371,300	356,700	
Inf1	FACTOR 100			BUILDING		226,700	160,900	
Inf2	PHY 100			DETACHED		7,600	18,100	
				OTHER		0	0	
				TOTAL		605,600	535,700	

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	60 0.40 32X16	1992	512	37.28	7,600



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/23/2023	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%]			

BLDG COMMENTS

YEAR BLT	1946	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	419,759		
NET AREA	2,025	DETAIL ADJ	0.910	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	2,025	1946	183.00	370,583	CONDITION ELEM	CD		
\$NLA(RCN)	\$207	OVERALL	1.000	EXT COVER	13	STONE VENEER	1.05	B	AGR	N	ATT GARAGE	520		43.66	22,703	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	150		51.50	7,725	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	128		38.40	4,915	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS	F			
				INT FINISH	1	PLASTER	1.00	GEN	O	GENERATOR	1		0.00		HEAT	O			
				HEATING/COOLING	2	HOT WATER	1.02								ELECT	A			
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1961 / 61
																		COND	46 46 %
																		FUNC	0
																		ECON	0
																		DEPR	46 % GD 54
																		RCNLD	\$226,700