

Key: 4906

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.656

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
HARRINGTON FREDERICK W III 18 OCEANSIDE DR SCITUATE, MA 02066				44-1-15-0				192-194 FIRST PARISH RD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
HARRINGTON FREDERICK W III				12/03/1999	QS	240,000	18099-126						
VINAL ELEANOR F & DAVID				07/09/1980	XX	4848-442	4848-442						
RUST DONALD E III & KATHR				01/01/1979	XX	4524-158	4524-158						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,792	SC 1.00	100	1.00	100	1.00	396,000	2.33	100	1.00	R02 0.90	334,200

LAND

TOTAL	15,812 SF	ZONING	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	334,200	320,700
Inf1	FACTOR 100		BUILDING	783,900	707,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					1,118,100	1,028,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

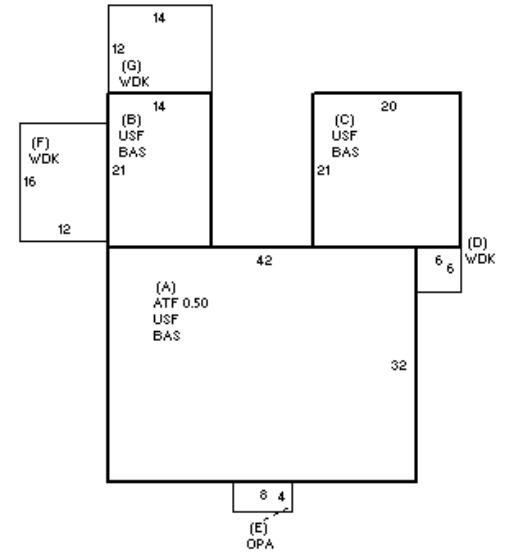


BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW
QUALITY	G	1.20	GOOD [100%]	3/29/2011
FRAME	1	1.00	WOOD FRAME [100%]	ER

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1050	100	THREE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02-100	02/25/2002	3	ALTERATIONS	40,000	01/21/2004	PJB	100	100
00-511	10/25/2000	3	ALTERATIONS		08/10/2004	SJ	100	100
99-633	12/21/1999	3	ALTERATIONS				100	100



YEAR BLT	1800	SIZE ADJ	1.000
NET AREA	4,788	DETAIL ADJ	1.173
\$NLA(RCN)	\$237	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		12	1.00
BEDROOMS		6	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		9	\$10,135
# UNITS		3	1.03

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	2,058	1800	253.40	521,498
EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	2,058	1800	230.44	474,247
ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	672	1800	163.73	110,023
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	396		46.08	18,247
FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	32		61.80	1,978
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	1,136,129
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$783,900