

Key: 4907

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.657

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DUPHILY DANIEL J & AMANDA S 190 FIRST PARISH RD SCITUATE, MA 02066				44-1-16-0				190 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUPHILY DANIEL J & AMANDA				08/01/2013	QS	450,000	43434-340				
PIMENTEL JOSEPH & RONALD				12/15/2009	QS	470,000	38029-304				
HAYES RICHARD E & EILEEN				10/23/1979	QS	4741-461					

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 %
22-0345	04/04/2022	3	ALTERATIONS	40,250	07/18/2022	JD	100 50
22-0345	04/04/2022	3	ALTERATIONS	40,250	07/27/2023	JD	100 100
15-198	04/23/2015	3	ALTERATIONS	28,885	08/04/2015	SJ	100 100
SS09-17		5	SPLIT/SUB/LA		12/04/2008	ER	100 100
88-329	06/01/1988	3	ALTERATIONS				100 100

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	0.106	SC 1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	1,890

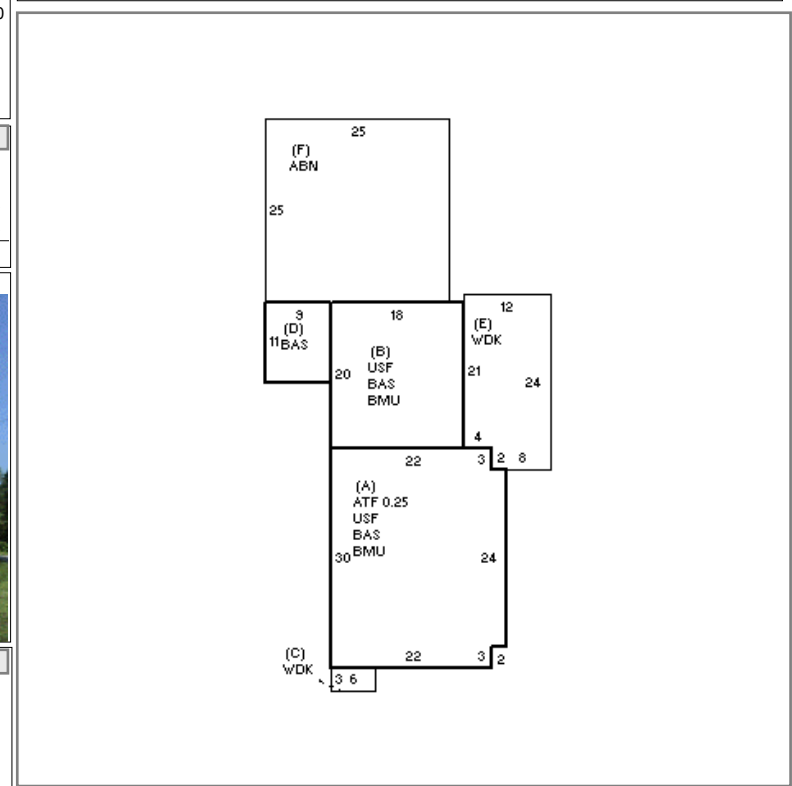
TOTAL	1.024 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		N O T E	C/W 17		LAND	365,500	350,900
Inf1	FACTOR 100			BUILDING	438,600	360,500		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
TOTAL						804,100	711,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/18/2022	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	7/27/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS



YEAR BLT	1849	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	664,585		
NET AREA	2,412	DETAIL ADJ	1.173	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,068		50.94	54,405	CONDITION ELEM	CD		
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,068	1849	229.05	244,621	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	177	1849	162.73	28,804	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	294		42.24	12,419	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,167	1849	251.87	293,930	BATHS	A		
				INT FINISH	1	PLASTER	1.00	F	ABN	N	ATT BARN	625		35.97	22,482	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER	1		1,731.40	1,731	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																EFF.YR/AGE	1970 / 52		
																COND	34 34 %		
																FUNC	0		
																ECON	0		
																DEPR	34	% GD	66
																RCNLD	\$438,600		