

Key: 517

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 461

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CURRENT OWNER				PARCEL ID				LOCATION			
VOLPICELLI JOSEPH LOUIS & COLLEEN KEELEY VOLPICELLI 573 FIRST PARISH RD SCITUATE, MA 02066				36-2-4-C				573 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VOLPICELLI JOSEPH LOUIS & CURRAN MICHAEL & SECRETARY OF VETERANS AFF				05/17/2018	QS	535,000	49808-36				
				10/10/2017	E	304,000	49025-104				
				11/07/2016	S	1	47706-342				

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	%
17-656	10/10/2017	7	OTHERS 3 ALTERATIONS	44,500	02/26/2018 06/18/2018	JD JD	100 100	100 100


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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.006	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	100

TOTAL	40,249 SF	ZONING	W. SCITUATE	FRNT	176	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND		343,500	312,300	
Infl1	FACTOR 100		BUILDING		418,500	376,500		
Infl2	PHY 100		DETACHED		1,100	1,100		
			OTHER		0	0		
				TOTAL		763,100	689,900	

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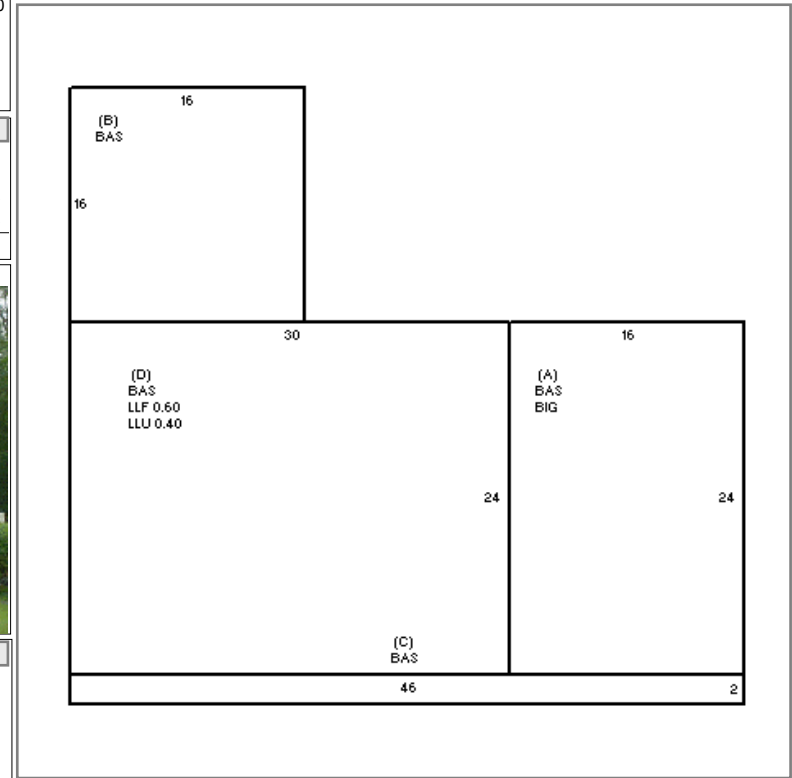
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PTD	A	1.00	20 0.80 15X10		150	9.48	1,100	09/16/2003



BUILDING	CD	ADJ	DESC	MEASURE	2/26/2018	JD
MODEL	1		RESIDENTIAL	LIST	6/18/2018	JD
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,884	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	384		53.76	20,645
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,452	1968	224.98	326,677
				ROOF SHAPE	1	GABLE	1.00	D	LLU	N	LOWER LEVEL UNF	288		65.32	18,811
				ROOF COVER	1	ASPH SHINGLES	1.00	D	LLF	L	LOWER LEVEL FIN	432	1968	155.18	67,040
				FLOOR COVER	35	COMB	1.00		F12	O	FPL 1S 2OP	1		11,381.70	11,382
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

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TOTAL RCN	449,992
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2015 / 7
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$418,500