Key: 551

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 494

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HADDOCK JOSEPH R & BREANA N **432 FIRST PARISH RD** **SCITUATE, MA 02066**	**37-3-8-0**	**432 FIRST PARISH RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HADDOCK JOSEPH R & BREANA	10/28/2021	O	575,000	(132921)
HOLLIS MARILYN	10/21/2021	F		(18966)
HOLLIS WILSON T JR & MARI	06/10/1953	QS		(18967)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	**100**	**TWO FAMILY**		**1**	**1 of 1**

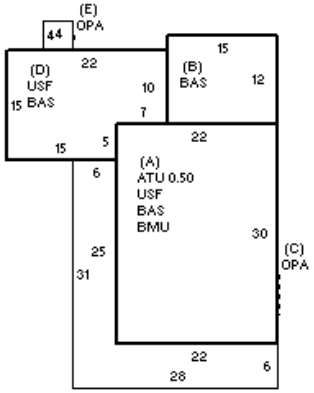
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0491	05/10/2022	3	ALTERATIONS	125,000	07/12/2022	JD	100	60
22-0491	05/10/2022	3	ALTERATIONS	125,000	04/13/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,967	SC 1.00	100 1.00	100 1.00	396,000	1.38	100 1.00	R02 0.90			349,870

TOTAL	27,967 SF	ZONING		FRNT	460
Ngh	SCITUATE	NOTE	. . . c/w LOT 5 IN 2010		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	349,900	335,700
BUILDING	451,100	205,800
DETACHED	18,100	17,300
OTHER	0	0
TOTAL	**819,100**	**558,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	40 0.60	GARAGE 24 X	1971	720	41.96	18,100

PHOTO 04/13/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/12/2022	JD
LIST	7/12/2022	JD
REVIEW	3/8/2011	KT

YEAR BLT	1896	SIZE ADJ	1.000
NET AREA	2,090	DETAIL ADJ	1.197
$NLA(RCN)	$263	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,746
# UNITS	2	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	5	ASBESTOS	0.96
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	660		54.10	35,705
+	USF	L	UPPER STORY FIN	955	1896	217.53	207,744
A	ATU	N	ATTIC UNF	330		37.00	12,210
+	BAS	L	BASE AREA	1,135	1896	239.21	271,499
+	OPA	N	OPEN PORCH	334		51.50	17,201

TOTAL RCN 550,105

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE 2004 / 18

COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $451,100