

Key: 5839

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.564

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
CASE DOUGLAS & SARAH B 81 FIRST PARISH RD SCITUATE, MA 02066				50-11-A-0				81 FIRST PARISH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CASE DOUGLAS & SARAH B				08/23/2016	F	1 47356-335						
CASE DOUGLAS & SHERBURNE				12/11/2015	QS	340,000 46373-248						
MULLIN JANET T				09/22/1999	F	1 17885-233						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,960	HBR 1.00	100	1.00	616,000	1.72	100	1.00	R02	1.40	532,770

LAND

TOTAL	21,954 SF	ZONING	FRNT	165	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	532,800	449,700
Inf1	FACTOR 100		BUILDING	530,600	453,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						1,063,400	903,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/26/2022	JD
MODEL	1		RESIDENTIAL	LIST	1/12/2023	JD
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	1/12/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,479	DETAIL ADJ	0.867
\$NLA(RCN)	\$261	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	7	\$5,826	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	992		56.73	56,280
A	BAS	L	BASE AREA	2,479	1900	197.60	489,860
+	WDK	N	WOOD DECK	468		46.08	21,565
C	OPA	N	OPEN PORCH	461		61.80	28,490
E	FFU	N	FIRST FL UNFIN	432		80.71	34,867
	F11	O	FPL 1S 1OP	1		8,737.20	8,737
	ODS	O	OUT DOOR SHOWER	1		1,395.60	1,396

TOTAL RCN	647,022
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$530,600

* -- Previous value excludes abatement.

