

Key: 584

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 525

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CURRENT OWNER				PARCEL ID				LOCATION			
WALDEN JAMES C TR & MARTIN CRAIG A TR 374 FIRST PARISH RD SCITUATE, MA 02066				37-4-17-0				374 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WALDEN JAMES C TR & WALDEN JAMES C				08/19/2020	F	100		53278-259			
				03/27/2019	QS	545,000		50939-330			
LIBRE CAPITAL GROUP LLC				04/25/2018	G	275,000		49728-123			

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	%
19-374	05/21/2019	3	ALTERATIONS	3,100	07/31/2019	JD	100	100
18-616	09/12/2018	3	ALTERATIONS	44,000	02/21/2019	JD	100	100
SS-19-07		5	SPLIT/SUB/LA		06/05/2018	JD	100	100
		7	OTHERS		09/20/2006		100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,246	SC 1.00	100	1.00	396,000	4.29	100	1.00	R02	0.90	321,820

TOTAL	8,246 SF	ZONING	SCITUATE	FRNT	97	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	321,800	308,800			
Infl1	FACTOR 100		BUILDING	415,300	369,500			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	737,100	678,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	2/21/2019	JD
MODEL	1		RESIDENTIAL	LIST	2/21/2019	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/31/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1928	SIZE ADJ	1.000
NET AREA	1,814	DETAIL ADJ	1.224
\$NLA(RCN)	\$266	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,875	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	650		54.39	35,356
A	USF	L	UPPER STORY FIN	624	1928	228.54	142,609
+	BAS	L	BASE AREA	1,190	1928	251.31	299,060

TOTAL RCN	482,900
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$415,300

