

Key: 5858

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.582

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OTTE SUZANNE M & CARSTEN 56 FIRST PARISH RD SCITUATE, MA 02066				50-6-14-0				56 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OTTE SUZANNE M & CARSTEN				03/22/2006	QS	425,000	32391-49				
WESSMAN DAVID M & CONSTAN				08/12/1996	QS	175,000	14577-317				
FLYNN JAMES M & JILL O				11/01/1985	XX		6401-216				

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 %
23-308	04/10/2023	3	ALTERATIONS	19,500	07/27/2023	JD	100 100
22-1190	11/15/2022	3	ALTERATIONS	10,150	07/27/2023	JD	100 100
		7	OTHERS		12/02/2021		100 100
86-326	06/01/1986	3	ALTERATIONS				100 100
		7	OTHERS				100 100

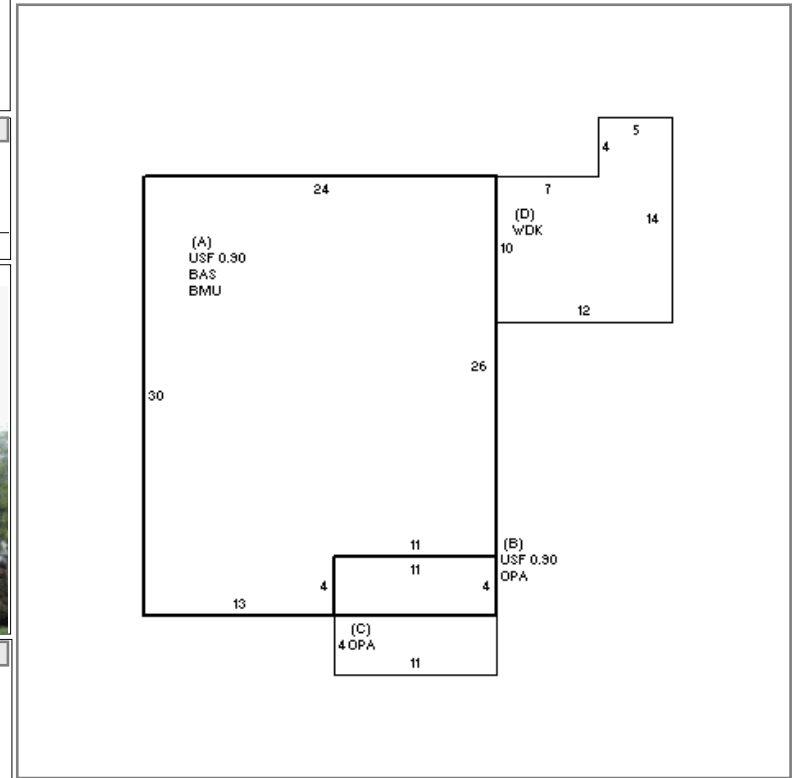
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,018	HBR 1.00	100	1.00	100	1.00		R02	1.40		505,710

TOTAL	10,018 SF	ZONING	FRNT	174	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	505,700	426,900		
Inf1	FACTOR 100		BUILDING	219,500	131,400		
Inf2	PHY 100		DETACHED	500	600		
			OTHER	0	0		
			TOTAL	725,700	558,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		50	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/20/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/27/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1927	SIZE ADJ	1.000
NET AREA	1,324	DETAIL ADJ	1.200
\$NLA(RCN)	\$296	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	676		53.59	36,229
A	BAS	L	BASE AREA	676	1927	264.60	178,867
+	USF	L	UPPER STORY FIN	648	1927	240.62	155,923
+	OPA	N	OPEN PORCH	88		51.50	4,532
D	WDK	N	WOOD DECK	140		38.40	5,376
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	392,046
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$219,500