

Key: 5866

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.591

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
LYONS ANDREW & KIRSTIE 36 FIRST PARISH RD SCITUATE, MA 02066				50-6-18-0				36 FIRST PARISH RD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
LYONS ANDREW & KIRSTIE				12/20/2019	QS	479,000	52129-60						
DODDS RUTH, TRUSTEE				01/30/2007	F	1	34045-179						
DODDS RUTH				07/28/1995	QS	219,000	13722-138						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,000	HBR 1.00	100	1.00	100	1.00	616,000	3.27	100	1.00	R02 1.40	508,360

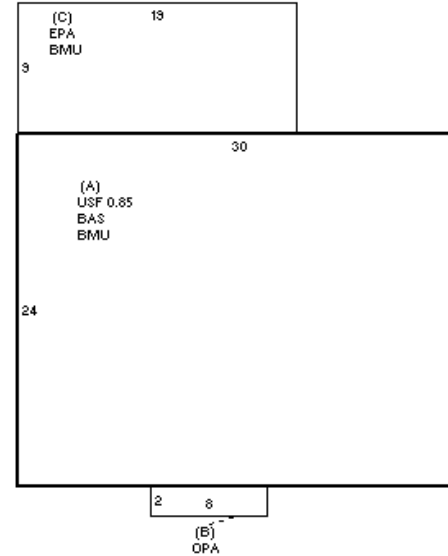
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-205		3	ALTERATIONS	10,000	07/28/2008	SJ	100	100
95-584	10/06/1995	3	ALTERATIONS				100	100
93-253	05/13/1993	3	ALTERATIONS				100	100

LAND

TOTAL	11,000 SF	ZONING	FRNT	58	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	508,400	429,100
Inf1	FACTOR 100		BUILDING	287,800	256,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	796,200	685,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/20/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/11/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	MLS		

G

YEAR BLT	1924	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	436.063		
NET AREA	1,332	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	891		53.67	47,823	CONDITION ELEM CD			
\$NLA(RCN)	\$327	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	720	1924	276.94	199,399	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1924	251.85	154,132	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	16		56.65	906	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	C	EPA	N	ENCLOSED PORCH	171		99.22	16,966	BATHS	A		
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		TOTAL RCN	436.063
																		EFF.YR/AGE	1970 / 52
																		COND	34 34 %
																		FUNC	0
																		ECON	0
																		DEPR	34 % GD 66
																		RCNLD	\$287,800