

Key: 591

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 531

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
STEARNS CAROL E 372 FIRST PARISH RD SCITUATE, MA 02066				37-4-21-0				372 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STEARNS CAROL E				03/01/2019	QS	306,250	50864-168				
SAWCHUK WAYNE				03/07/2016	U	15,000	46661-128				
COMRACK PETER & STEPHEN C				10/05/1979	QS		4733-254				

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	%
SS-19-07		7	OTHERS		02/21/2019	JD	100	100
95-296	06/01/1995	5	SPLIT/SUB/LA		06/05/2018	JD	100	100
		4	DEMO				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,001	SC 1.00	100	1.00	336,600	2.60	85	0.85	R02	0.90	281,820

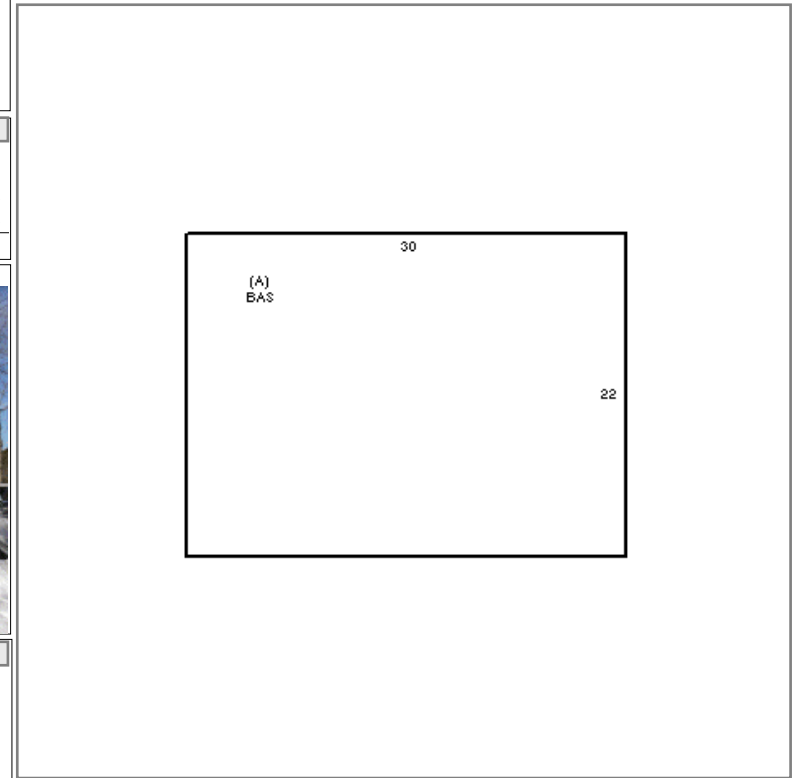
TOTAL	14,001 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE infl 3 = easement	LAND	281,800	270,400		
Infl1	FACTOR 100		BUILDING	100,600	89,500		
Infl2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	383,600	361,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X10		120	13.93	1,200



BUILDING	CD	ADJ	DESC	MEASURE	2/21/2019	JD
MODEL	1		RESIDENTIAL	LIST	2/21/2019	JD
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	8/31/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1938	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	157,169
NET AREA	660	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	660	1938	223.36	147,419		
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813		
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00										
ROOMS	3		1.00	FLOOR COVER	12	COMB	1.00										
BEDROOMS	1		1.00	INT FINISH	1	PLASTER	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	1	FORCED AIR	1.00										
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	3		\$1,937														
# UNITS	1		1.00														

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$100,600