

Key: 626

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 565

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
NELSON MATTHEW Y & MELISSA J 354 FIRST PARISH RD SCITUATE, MA 02066				38-1-8-0				354 FIRST PARISH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NELSON MATTHEW Y & MELISS				04/24/2015	QS	688,000	45466-22					
KELLER DAVID & CARRIE				09/22/2010	F	1	39009-235					
KELLER DANIEL & CARRIE				06/26/2009	QS	660,000	37409-329					

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 %
20-41	01/15/2020	3	ALTERATIONS	15,000	07/01/2020	JD	100 100
17-815	12/28/2017	3	ALTERATIONS	15,000	06/18/2018	JD	100 100
		3	ALTERATIONS		03/29/2004	PJB	100 100
02-087	02/14/2002	3	ALTERATIONS				100 100
01-507	09/10/2001	4	DEMO				100 100

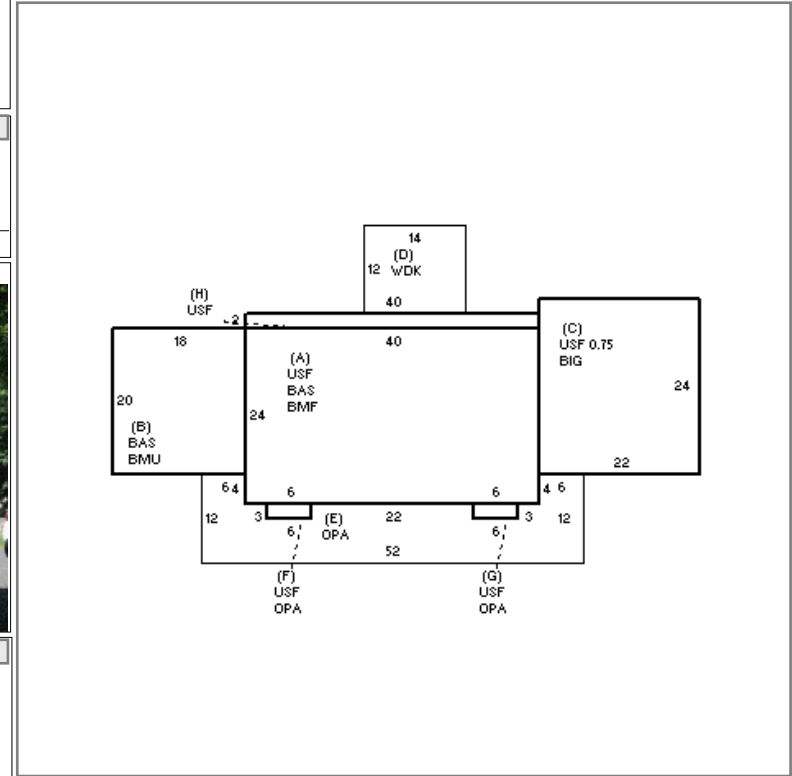
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,692	SC	1.00	100	1.00	100	1.00	R02	0.90		350,750

TOTAL	28,692 SF	ZONING	FRNT	345	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	350,800	336,600
Inf1	FACTOR 100		BUILDING	679,400	637,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						1,030,200	973,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/1/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/8/2011	KT
QUALITY	G	1.20	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	OTHER FIX=SINK		

BUILDING

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	808,787			
NET AREA	2,780	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	960		73.90	70,943					
\$NLA(RCN)	\$291	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,320	2002	238.61	314,968					
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	360		52.64	18,952		EXTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	528		54.32	28,681		INTERIOR	A		
				FLOOR COVER	24	COMB	1.00	D	WDK	N	WOOD DECK	168		46.08	7,741		KITCHEN	G		
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	464		61.80	28,675		BATHS	G		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	USF	L	UPPER STORY FIN	1,460	2002	216.99	316,808		HEAT	A		
				FUEL SOURCE	2	GAS	1.00	+	F31	O	FPL 3S 1OP	1		11,036.40	11,036		ELECT	A		
																		EFF.YR/AGE	2006 / 16	
																		COND	16 16%	
																		FUNC	0	
																		ECON	0	
																		DEPR	16 % GD 84	
																		RCNLD	\$679,400	