

Key: 651

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 589

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ZACCARDI PETER E & MARYANN 349 FIRST PARISH RD SCITUATE, MA 02066				37-1-5-0				349 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZACCARDI PETER E & MARYANN				10/24/2022	QS	810,000	57354-327				
CEESAY ABRAHAM N TR				05/27/2021	F		55051-142				
CEESAY ABRAHAM				05/30/2019	QS	649,000	51171-196				

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	%
05-222	05/06/2005	7	OTHERS		03/13/2023	JD	100	100
01-174	05/08/2001	2	ADDITIONS	45,000	07/26/2006	SJ	100	100
		2	ADDITIONS		08/02/2005	SJ	100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,600	SC	1.00	100	1.00	100	1.00	R02	0.90		357,540

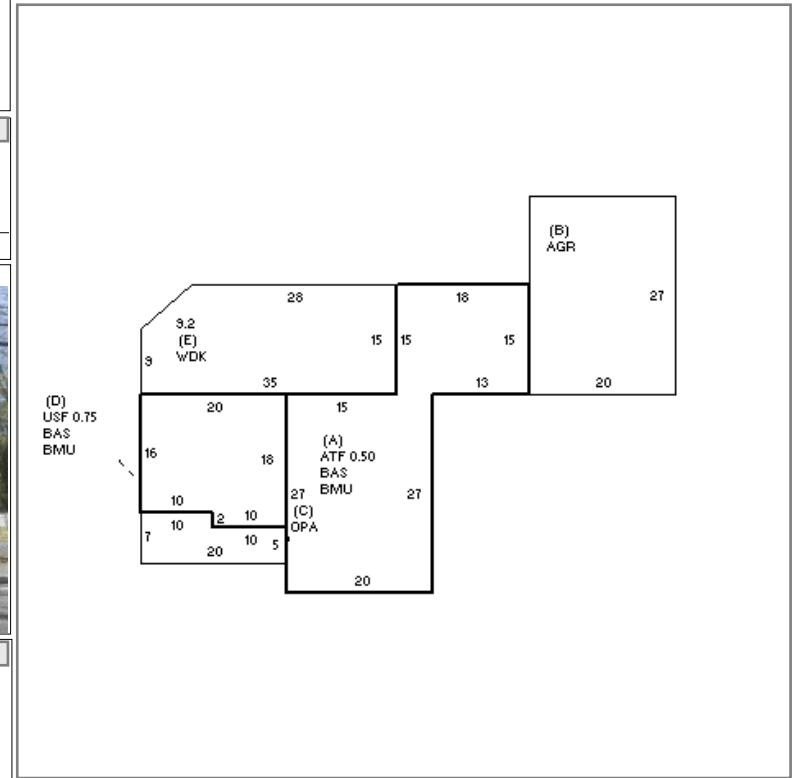
TOTAL	34,600 SF	ZONING	NO	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND		357,500	343,100	
Inf1	FACTOR 100			BUILDING		451,600	437,400	
Inf2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
				TOTAL		809,100	780,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/13/2023



BLDG COMMENTS
PLUS TO AVG FY24
MLS



BUILDING	CD	ADJ	DESC	MEASURE	3/13/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/13/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/1/2020	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,810	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,150		45.38	52,191
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	810	1880	253.77	205,557
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	405	1880	163.97	66,406
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	540			43.26	23,362
ROOMS	7	1.00	FLOOR COVER	24	COMB	1.00	C	OPA	N	OPEN PORCH	120			51.50	6,180
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	D	BAS	L	BASE AREA	340	2005		253.77	86,283
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	D	USF	L	UPPER STORY FIN	255	2005		230.78	58,849
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	E	WDK	N	WOOD DECK	504			38.40	19,354
TOT FIXTURES	7	\$6,922													
# UNITS	1	1.00													

TOTAL RCN	525,104
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	A
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$451,600