

Key: 7918

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.592

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KRALL THOMAS F & CAROL ANNE 180 FIRST PARISH RD SCITUATE, MA 02066				44-1-21-0				180 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KRALL THOMAS F & CAROL AN				12/08/2017	QS	737,500	49280-27				
ZACCARDI PETER TR				07/08/2016	V	450,000	47155-227				
TAR POUCH REALTY TRUST				01/04/1980	QS	4777-328					

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	%
16-290		1	NEW CONST		05/15/2018	JD	100	100
SS17-06		1	NEW CONST		06/08/2017	SJ	100	85
		4	DEMO		06/27/2016	SJ	100	100
		5	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,147	SC	1.00	100	1.00	100	1.00	R02	0.90		344,010

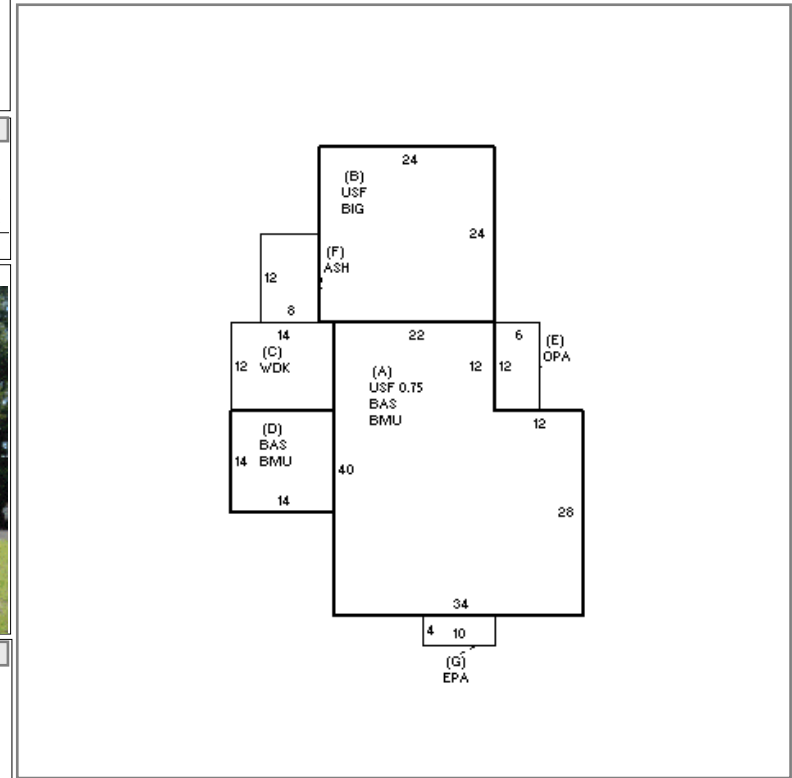
DETACHED

TOTAL	23,147 SF	ZONING	FRNT	361	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	344,000	330,100		
Infl1	FACTOR 100		BUILDING	815,500	733,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		1,159,500	1,063,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/8/2017	SJ
MODEL	1		RESIDENTIAL	LIST	6/8/2017	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	5/15/2018	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	858,434
NET AREA	2,900	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,412		51.88	73,260		
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,412	2017	258.23	364,621		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,488	2017	234.83	349,430		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	576		57.98	33,396		
				FLOOR COVER	12	COMB	1.00	C	WDK	N	WOOD DECK	168		46.08	7,741		
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	72		61.80	4,450		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	ASH	N	ATT SHED	96		26.83	2,575		
				FUEL SOURCE	2	GAS	1.00	G	EPA	N	ENCLOSED PORCH	40		108.24	4,330		
									GFP	O	GAS FIREPLACE	1		6,667.20	6,667		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2017 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$815,500