

Key: 7919

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.593

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FINNIE DEBORAH TR 6 STOCKBRIDGE RD SCITUATE, MA 02066				44-2-1-0				157 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FINNIE DEBORAH TR				12/31/2012	F	1	42481-347				
FINNIE ALDEN C & OLGA E T				04/13/1993	QS	1	11770-197				
FINNIE ALDEN C				01/01/1983	XX		5400-344				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3320	100	AUTO REPAIR				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C03 1.00	100	1.00	100	1.00	301,425	1.00	100	0.75	301,430
303	A	0.750	C03 1.00	100	1.00	100	1.00	14,850	1.00	100	0.75	11,140

TOTAL	1.750 Acres	ZONING	FRNT	227	ASSESSED	CURRENT	PREVIOUS
Ngh	3	NOTE			LAND	312,600	298,800
Inf1	FACTOR 100		BUILDING	213,000	203,400		
Inf2	PHY 100		DETACHED	21,800	20,600		
			OTHER	0	0		
					TOTAL	547,400	522,800

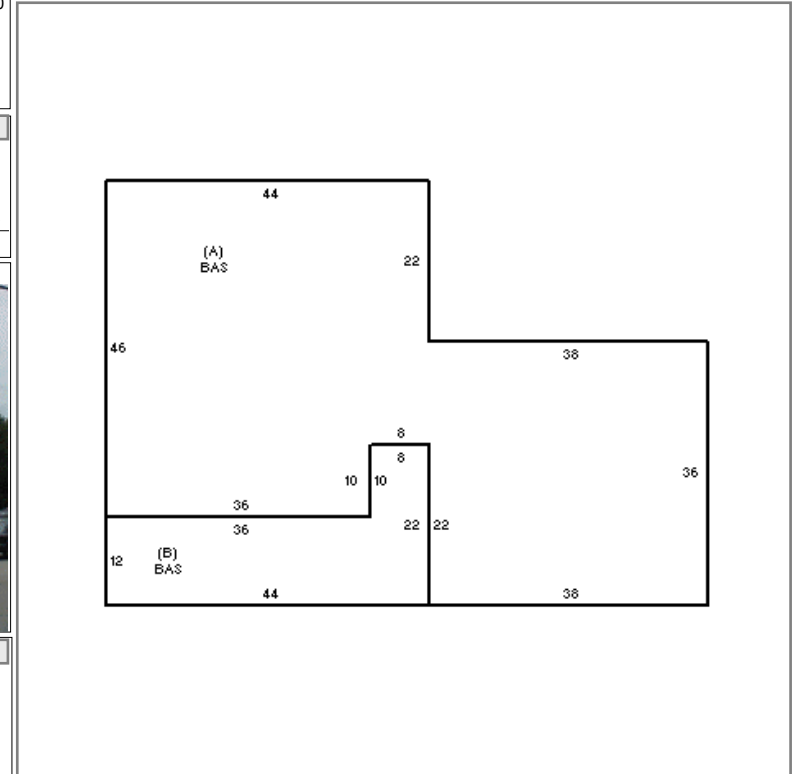
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		11,000	3.40	18,700
LH2	A	1.00	50 0.50		2	2,404.40	2,400
SW2	G	1.20	30 0.70	4X6	24	43.68	700



BUILDING	CD	ADJ	DESC	MEASURE	12/27/2021	PJK
MODEL	5		CIM-5	LIST	5/9/2011	DF
STYLE	52	0.58	SERVICE GARAGE [84%]	REVIEW	5/17/2023	PJK
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [84%]			

BLDG COMMENTS			
OBRIENS CAR CARE			



BUILDING

YEAR BLT	1947	SIZE ADJ	1.000
NET AREA	3,920	DETAIL ADJ	0.509
\$NLA(RCN)	\$85	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	3,312	1947	84.92	281,243
B	BAS	L	BASE AREA	608	1947	84.92	51,629

TOTAL RCN	332,872
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$213,000