

Key: 8282

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.898

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CURRENT OWNER				PARCEL ID				LOCATION			
TALCOTT JOHN K JR & CARY H 783 FIRST PARISH ROAD SCITUATE, MA 02066				30-1-5-B				783 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TALCOTT JOHN K JR & CARY				06/24/1988	QS	390,000	8539-234				
MACKAY DAVID R AND MARY E				04/23/1986	XX		6721-331				
MACKAY DAVID R				10/23/1984	XX		5833-322				

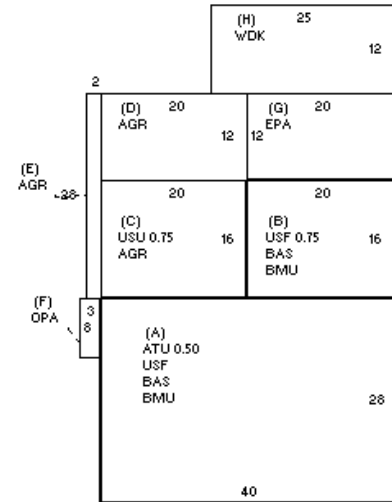
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
01-3347	07/05/2001	3	ALTERATIONS				100	100

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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.142	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	2,390

TOTAL	1.060 Acres	ZONING		FRNT	31	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E		LAND	345,800	314,500		
Inf1	FACTOR 100		BUILDING	609,500	563,300			
Inf2	PHY 100		DETACHED	26,900	25,600			
				OTHER	0	0		
				TOTAL	982,200	903,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		100	14.74	1,200
IPG	A	1.00	25 0.75	2001	880	33.45	22,100
HTB	A	1.00	30 0.70		1	5,181.80	3,600



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BUILDING	CD	ADJ	DESC	MEASURE	11/1/2010	DR
MODEL	1		RESIDENTIAL	LIST	11/1/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

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YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	771,550	
NET AREA	2,800	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,440		47.33	68,154	CONDITION ELEM	CD	
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,440	1988	211.92	305,164	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,360	1988	192.72	262,097	INTERIOR	
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	560		40.70	22,792	KITCHEN			
ROOMS	8	1.00	FLOOR COVER	13	COMB	1.00	+	AGR	N	ATT GARAGE	616		46.23	28,478	BATHS			
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00	C	USU	N	UPPER STORY UNF	240		84.95	20,387	HEAT			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F	OPA	N	OPEN PORCH	24		56.65	1,360	ELECT			
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00	G	EPA	N	ENCLOSED PORCH	240		99.22	23,813				
TOT FIXTURES	10	\$8,976					H	WDK	N	WOOD DECK	300		42.24	12,672				
# UNITS	1	1.00						F21	O	FPL 2S 1OP	1		9,062.90	9,063	EFF.YR/AGE	2000 / 22		
								FPL	O	FIREPLACE	1		8,594.30	8,594	COND	20	20 %	
															FUNC	0		
															ECON	0		
															DEPR	21	% GD 79	
															RCNLD		\$609,500	