

Key: 8283

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.899

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NICHOLSON JARROD & KIRSTY 787 FIRST PARISH RD SCITUATE, MA 02066				30-1-5-A				787 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NICHOLSON JARROD & KIRSTY				07/09/2018	QS	875,000	50018-263				
DRILLIO ROBERT C & SHARON				07/15/2013	QS	780,000	43344-216				
MACKAY DAVID & MARY E				04/23/1986	QS		6721-331				

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	%
05-149	04/08/2005	3	ALTERATIONS	20,000	06/26/2006	SJ	100	100
SS2013-05		6	CYCL GROWTH				100	100
		5	SPLIT/SUB/LA				100	100
		6	CYCL GROWTH				100	100

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	0.410	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	6,900

TOTAL	1.328 Acres		ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	350,300	318,800
Inf1	FACTOR 100			BUILDING	948,400	815,300		
Inf2	PHY 100			DETACHED	38,200	36,400		
				OTHER	0	0		
						TOTAL	1,336,900	1,170,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	30 0.70	1986	780	37.13	20,300
SHF	A	1.00	20 0.80		120	13.93	1,300
IPG	G	1.20	20 0.80		448	46.31	16,600

PHOTO 07/17/2019

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/28/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/16/2019	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,008,890
NET AREA	3,046	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	923		57.29	52,878		
\$NLA(RCN)	\$331	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	933		80.42	75,034		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,856	1985	275.00	510,409		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,190	1985	250.09	297,604		
				FLOOR COVER	13	COMB	1.00	E	EPA	N	ENCLOSED PORCH	170		126.28	21,468		
				INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	382		53.76	20,537		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O		FPL 2S 1OP	1		11,534.60	11,535		
				FUEL SOURCE	1	OIL	1.00	GFP	O		GAS FIREPLACE	1		7,778.40	7,778		
																COND	6 6 %
																FUNC	0
																ECON	0
																DEPR	6 % GD 94
																RCNLD	\$948,400