

Key: 8372

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.980

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BELSAN MARCELLA K & JOHN M 745 FIRST PARISH RD SCITUATE, MA 02066				30-2-15-A				745 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BELSAN MARCELLA K & JOHN				06/21/2012	QS	555,000	41543-15				
GAROFOLI KEVIN T &				09/23/2005	QS	715,000	31388-273				
NEILEN THOMAS R & GWENN M				10/10/1989	QS	290,000	9395-155				

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	%
18-534	08/15/2018	7	OTHERS	42,000	07/17/2019	JD	100	100
09-389	08/25/2009	3	ALTERATIONS	12,000	07/29/2010	SJ	100	100
02-377	07/10/2002	3	ALTERATIONS				100	100
98-18	01/28/1998	3	ALTERATIONS				100	100
91-377	07/26/1991	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	0.612 WS	1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	10,300

DETACHED

TOTAL	1.530 Acres		ZONING	FRNT	123	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	REMOVED INFL3 (FY12)		LAND	353,700	322,100
Infl1	FACTOR 100			BUILDING	615,000	569,200		
Infl2	PHY 100			DETACHED	51,500	48,900		
				OTHER	0	0		
				TOTAL		1,020,200	940,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12 X 8		96	14.95	700
PLH	V	1.50	10 0.90 24 X 16		384	54.36	18,800
IPG	G	1.20	10 0.90 40 X 20		800	40.77	29,400
PTD	G	1.20	10 0.90		300	9.48	2,600

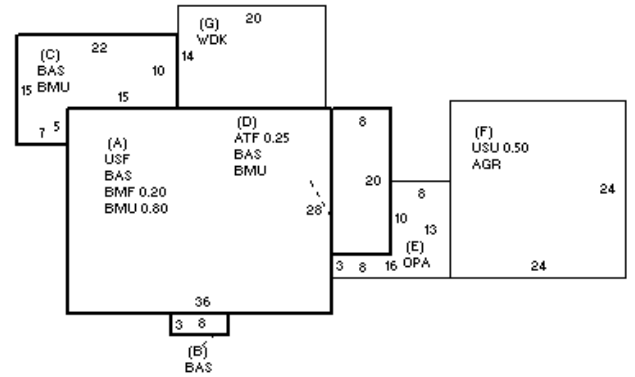
PHOTO 07/17/2019



BUILDING	CD	ADJ	DESC	MEASURE	7/17/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/17/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

Outside Shower



BUILDING

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	749,954
NET AREA	2,495	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,221		51.78	63,227	CONDITION ELEM	CD
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	202		72.70	14,684	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,008	1986	218.84	220,588	INTERIOR	G
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,447	1986	240.64	348,208	KITCHEN	G
				FLOOR COVER	13	COMB	1.00	D	ATF	L	ATTIC FINISH	40	1986	155.49	6,220	BATHS	G
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	128		61.80	7,910	HEAT	A
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	AGR	N	ATT GARAGE	576		51.17	29,476	ELECT	A
				FUEL SOURCE	1	OIL	1.00	F	USU	N	UPPER STORY UNF	288		96.46	27,781		
								G	WDK	N	WOOD DECK	280		46.08	12,902		
								F21	O		FPL 2S 1OP	1		9,886.80	9,887		

EFF.YR/AGE	2004 / 18	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$615,000	