

Key: 872

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 805

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CMB REALTY GROUP LLC 83 LAZELL STREET HINGHAM, MA 02043				37-2-15-0				405 FIRST PARISH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CMB REALTY GROUP LLC				11/15/2022	O	599,000	57421-134					
KEHOE JODY				03/22/2010	U	220,000	38346-300					
GREGGO PATRICK TRUSTEE				01/31/2003	QS	280,000	24102-251					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	72	MULTI-USE RES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
C23-0085	01/26/2023	3	ALTERATIONS	30,000	05/08/2023	JD	100	0
23-0028	01/10/2023	3	ALTERATIONS	10,200	05/08/2023	JD	100	0
22-1209	11/21/2022	3	ALTERATIONS	19,000	05/08/2023	JD	100	0
06-677	10/25/2006	3	ALTERATIONS	96,000	07/09/2007	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,133	SC	1.00	100	1.00	100	1.00	R02	0.90		343,990

TOTAL	23,130 SF	ZONING	FRNT	283	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	344,000	330,100
Inf1	FACTOR 100		BUILDING	214,300	120,400		
Inf2	PHY 100		DETACHED	35,100	8,100		
			OTHER	230,200	120,600		
			TOTAL		823,600	579,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GHD	A	1.00	10 0.90		1,500	16.49	22,300
PTD	A	1.00	10 0.90		2,180	6.54	12,800

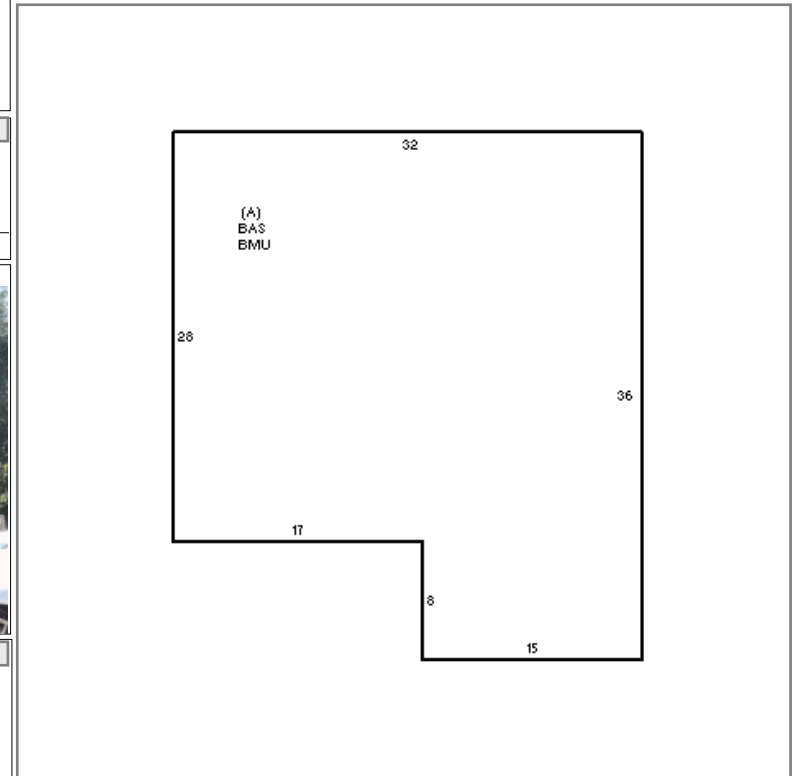


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/8/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/16/2011	DF
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

The Root



YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	1,016	DETAIL ADJ	0.875
\$NLA(RCN)	\$293	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$2,310
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,016		51.64	52,462
A	BAS	L	BASE AREA	1,016	1961	228.46	232,115
	BMG	O	BSMT GARAGE	1		2,740.10	2,740
	F11	O	FPL 1S 1OP	1		8,009.10	8,009
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	297,637
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72

RCNLD	\$214,300
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10/18/2023 5:31 pm SEQ #: 806

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0130	72	MULTI-USE RES					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING				FRNT				ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE				LAND BUILDING DETACHED OTHER				230,200		
Infl1											
Infl2											
TOTAL											

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2023	JD
MODEL	5		CIM-5	LIST	5/8/2023	EST
STYLE	31	0.81	STORE [100%]	REVIEW	3/16/2011	DF
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
THE ROOT	

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	280,720		
NET AREA	1,607	DETAIL ADJ	0.730	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	783	2000	174.69	136,779	CONDITION ELEM	CD		
\$NLA(RCN)	\$175	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BASE AREA	824	1964	174.69	143,941	EXTERIOR	G		
CAPACITY				ROOF SHAPE	1	GABLE	1.00											INTERIOR	G
STORIES	1	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00											CDN/APP	G	
% HEATED	100	1.00	FLOOR COVER	2	SOFTWOOD	0.95											EFF.YR/AGE	2004 / 18	
% AIR COND	0	1.00	INT. FINISH	2	DRYWALL	1.00											COND	18 18 %	
% SPRINKLER	0	1.00	HEATING/COOL	1	FORCED AIR	1.00											FUNC	0	
																	ECON	0	
																	DEPR	18 % GD 82	
																	RCNLD	\$230,200	