

Key: 874

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 808

LEGAL

LAND

DETACHED

BUILDING

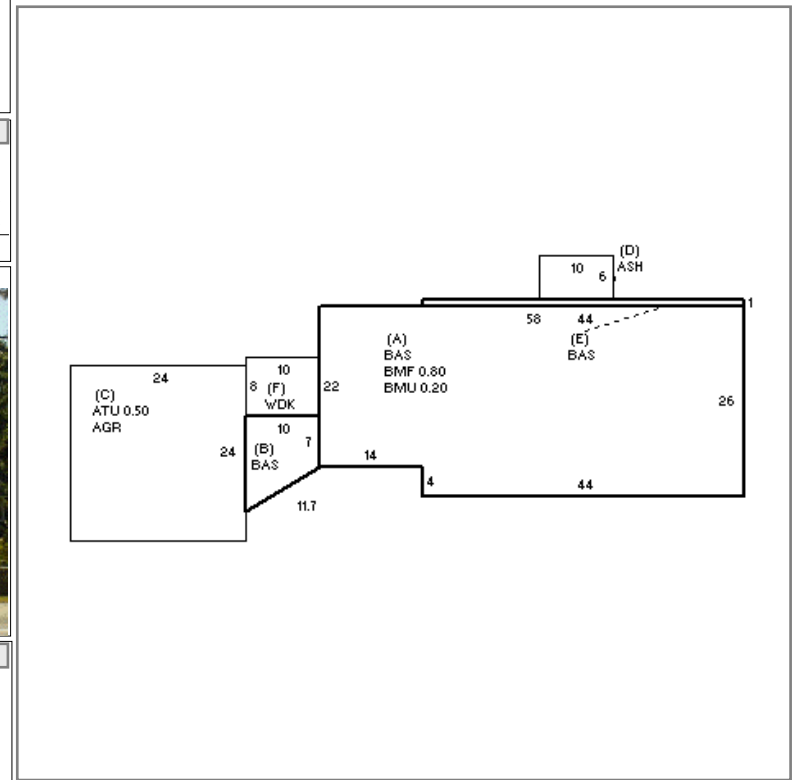
CURRENT OWNER				PARCEL ID				LOCATION				
VUMBACA GIORGIO, ISABELLA & JENNIFER				37-2-16-A				415 FIRST PARISH RD				
415 FIRST PARISH RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				VUMBACA GIORGIO, ISABELLA				04/24/2017	QS	535,000	(125029)	
				RUITER KATHLEEN				11/30/2015	F	10	(122753)	
				RUITER KATHLEEN &				07/01/2014	F	1	(120631)	

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	%
13-611		7	OTHERS		06/18/2018	JD	100	100
97-579	09/13/2013	3	ALTERATIONS	11,000	09/23/2014	RJM	100	100
89-226	10/04/1997	2	ADDITIONS				100	100
	05/05/1989	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	31,800	SC 1.00	100	1.00	100	1.00	396,000	1.23	100	1.00	R02 0.90	354,370

TOTAL	31,799 SF	ZONING	FRNT	221	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	354,400	340,100
Inf1	FACTOR 100		BUILDING	302,500	292,100		
Inf2	PHY 100		DETACHED	7,700	7,000		
			OTHER	0	0		
			TOTAL	664,600	639,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 VINYL STEEL		7,000	1.10	7,700



BUILDING	CD	ADJ	DESC	MEASURE	6/18/2018	JD
MODEL	1		RESIDENTIAL	LIST	6/18/2018	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	9/7/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	432,072
NET AREA	1,596	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	290		42.94	12,453	CONDITION ELEM	CD
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	1,162		60.28	70,048	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,596	1959	182.95	291,982	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	576		42.64	24,563	KITCHEN	G
				FLOOR COVER	12	COMB	1.00	C	ATU	N	ATTIC UNF	288		37.00	10,656	BATHS	G
				INT FINISH	1	PLASTER	1.00	D	ASH	N	ATT SHED	60		22.35	1,341	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F	WDK	N	WOOD DECK	80		38.40	3,072	ELECT	A
				FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281			
								KIT	O	XTRA KITCHEN	1		6,514.00	6,514			

EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$302,500