

Key: 877

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 811

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
PATTISON BRIAN J & ANDREA M 435 FIRST PARISH RD SCITUATE, MA 02066				37-2-16-D				435 FIRST PARISH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
PATTISON BRIAN J & ANDREA				12/13/2011	H	360,000 (116850)						
TOMPSON ELIZABETH H &				09/27/2011	H	(55826)						
TAYLOR BLANCHE H				09/27/2011	F	1 (55826)						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R02	0.90	363,640
300	A	0.762	SC 1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	13,580

TOTAL	1.680 Acres	ZONING	FRNT	172	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	377,200	362,700		
Infl1	FACTOR 100		BUILDING	945,500	573,600		
Infl2	PHY 100		DETACHED	2,800	3,400		
			OTHER	0	0		
			TOTAL	1,325,500	939,700		

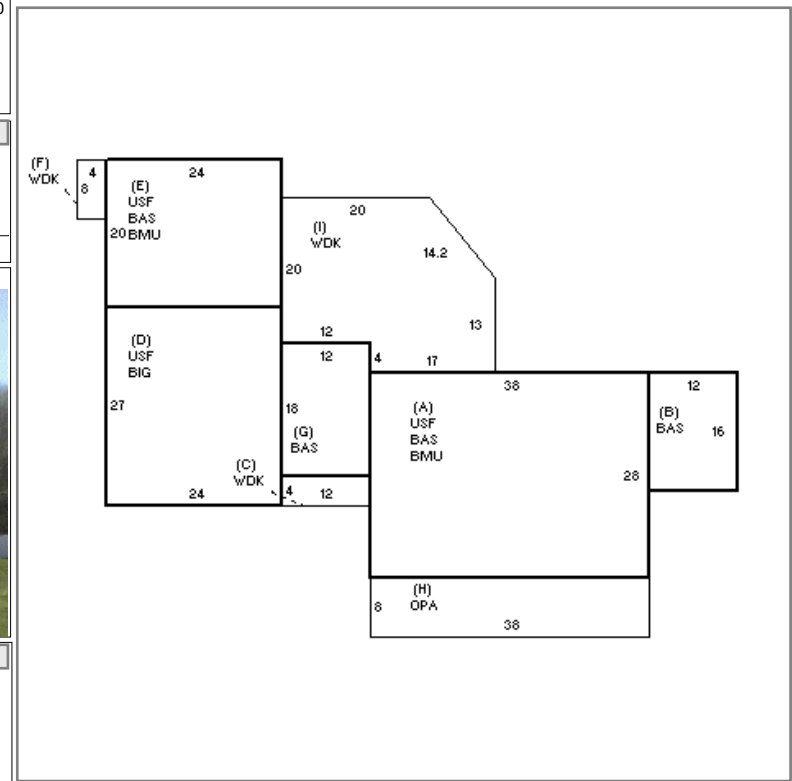
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 30 0.70	12 X 24	2015	288	13.83	2,800



BLDG COMMENTS
IN-LAW APT/ LEGAL ACCESSORY DWELLING

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/13/2023	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	9/26/2014	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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 %
22-0581	06/03/2022	3	ALTERATIONS	131,500	04/13/2023	JD	100 100
16-280	05/24/2016	2	ADDITIONS	190,000	07/11/2016	SJ	100 10
16-280	05/24/2016	2	ADDITIONS	190,000	07/26/2017	SJ	100 100
15-280	05/21/2015	7	OTHERS	8,000	07/27/2015	SJ	100 100
13-865	12/27/2013	3	ALTERATIONS	3,000	09/26/2014	RJM	100 100



YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	4,144	DETAIL ADJ	1.166
\$NLA(RCN)	\$243	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		9	1.00
BEDROOMS		3	1.00
BATHROOMS		4	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		14	\$13,059
# UNITS		2	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,544		42.39	65,457
A	USF	L	UPPER STORY FIN	1,064	2022	193.35	205,721
+	BAS	L	BASE AREA	1,472	1964	212.61	312,963
+	WDK	N	WOOD DECK	679		38.40	26,074
D	BIG	N	BUILT-IN GARAGE	648		48.49	31,421
D	USF	L	UPPER STORY FIN	648	2017	193.35	125,289
E	BAS	L	BASE AREA	480	2017	212.61	102,053
E	USF	L	UPPER STORY FIN	480	1964	193.35	92,806
H	OPA	N	OPEN PORCH	304		51.50	15,656
	F21	O	FPL 2S 1OP	1		8,239.00	8,239
	GFP	O	GAS FIREPLACE	1		5,556.00	5,556
	ODS	O	OUT DOOR SHOWER	1		1,565.00	1,565

TOTAL RCN	1,005,859
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2016 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$945,500