

Key: 879

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 813

LEGAL

LAND

DETACHED

BUILDING

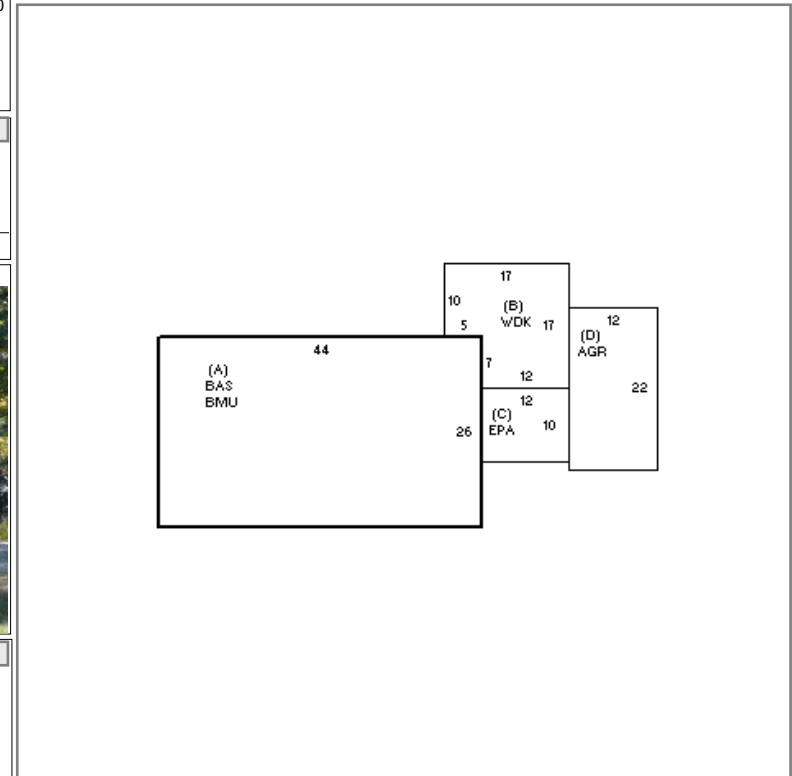
CURRENT OWNER				PARCEL ID				LOCATION			
WAGNER LINDA M 447 FIRST PARISH ROAD SCITUATE, MA 02066				37-2-16-G				447 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WAGNER LINDA M				10/20/1989	QS	168,600	(79257)				
OLSON RANDOLPH M & CAROL				04/22/1985	QS		71126-				
OLSON RANDOLPH M				03/26/1981	XX		(C00064707)				

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	%

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	0.912	SC 1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	16,250

TOTAL	1.830 Acres	ZONING	FRNT 51	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE .REMOVED INFL3 (FY12)	LAND	379,900	365,400	
Infl1	FACTOR 100		BUILDING	239,500	212,900	
Infl2	PHY 100		DETACHED	200	200	
			OTHER	0	0	
			TOTAL	619,600	578,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING	CD	ADJ	DESC	MEASURE	5/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/21/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	323,675		
NET AREA	1,144	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,144		45.47	52,015	CONDITION ELEM	CD		
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,144	1960	198.85	227,481	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	254		38.40	9,754	INTERIOR			
				ROOF COVER	1	ASP SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	120		90.20	10,824	KITCHEN			
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	264		53.94	14,239	BATHS			
				INT FINISH	99	N/A	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS			
				HEATING/COOLING	2	HOT WATER	1.02									HEAT			
				FUEL SOURCE	99	N/A	1.00									ELECT			
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$239,500