

Key: 898

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 832

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION            |  |  |  |
|--|--|--|--|------------|----|------------|--------------|---------------------|--|--|--|
| KENNEDY CATHERINE M<br>111 FIRST PARISH ROAD<br>SCITUATE, MA 02066 |  |  |  | 49-3-5-0   |    |            |              | 111 FIRST PARISH RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                     |  |  |  |
| KENNEDY CATHERINE M  |  |  |  | 10/27/1997 | F  | 15588-349  | 1            |                     |  |  |  |
| THE TACK TRUST   |  |  |  | 07/05/1995 | XX | 13675-182  |              |                     |  |  |  |
| KENNEDY THOMAS A & CATHER  |  |  |  | 01/01/1947 | XX | 1909-246   |              |                     |  |  |  |

| 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    | %   |
| 22-295 | 07/21/2022 | 5             | SPLIT/SUB/LA |        | 02/26/2023 | JD | 100    | 100 |
| 00-30  | 02/11/2000 | 3             | ALTERATIONS  |        |            |    | 100    | 100 |
| 99-289 | 06/14/1990 | 3             | ALTERATIONS  |        |            |    | 100    | 100 |
| 88-752 | 12/30/1988 | 3             | ALTERATIONS  |        |            |    | 100    | 100 |

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 15,155   | SC  | 1.00 | 100  | 1.00     | 100 | 1.00 | R02 | 0.90 |            | 333,270   |

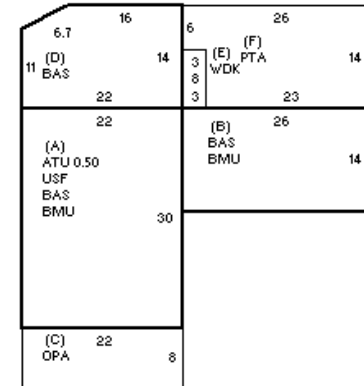
| TOTAL | 15,155 SF  | ZONING  | SCITUATE     | FRNT           | 499            | ASSESSED | 333,300 | CURRENT | 331,800 | PREVIOUS | 350,400 |
|-------|------------|---|--------------|----------------|----------------|----------|---------|---------|---------|----------|---------|
| Ngh   | SCITUATE   | N<br>O<br>T<br>E<br><br>...Parent of 49-3-5-A LOT A | LAND         | 333,300        | 350,400        |          |         |         |         |          |         |
| Inf1  | FACTOR 100 |   | BUILDING     | 331,800        | 161,100        |          |         |         |         |          |         |
| Inf2  | PHY 100    |   | DETACHED     | 0              | 2,000          |          |         |         |         |          |         |
|       |            |   | OTHER        | 0              | 74,500         |          |         |         |         |          |         |
|       |            |   | <b>TOTAL</b> | <b>665,100</b> | <b>588,000</b> |          |         |         |         |          |         |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BLDG COMMENTS |
|---------------|
|               |

| BUILDING | CD | ADJ  | DESC                | MEASURE | 8/21/2023 | JD  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 8/21/2023 | EST |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 3/10/2011 | KT  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |



| YEAR BLT   | 1873  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 1,983 | DETAIL ADJ | 1.224 |
| \$NLA(RCN) | \$288 | OVERALL    | 1.000 |

| CAPACITY     | UNITS | ADJ     |
|--------------|-------|---------|
| STORIES      | 2.5   | 1.00    |
| ROOMS        | 8     | 1.00    |
| BEDROOMS     | 0     | 1.00    |
| BATHROOMS    | 2     | 1.00    |
| # 1/2 BATHS  | 0     | 1.00    |
| TOT FIXTURES | 6     | \$5,875 |
| # UNITS      | 1     | 1.00    |

| ELEMENT         | CD | DESCRIPTION   | ADJ  | S   | BAT | T          | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 572,020 |
|-----------------|----|---------------|------|-----|-----|------------|-----------------|-------|------|-----------|---------|-----------|---------|
| FOUNDATION      | 5  | BRICK/STONE   | 1.00 | +   | BMU | N          | BSMT UNFINISHED | 1,024 |      | 46.86     | 47,982  |           |         |
| EXT COVER       | 2  | CLAPBOARD     | 1.00 | A   | USF | L          | UPPER STORY FIN | 660   | 1873 | 224.79    | 148,359 |           |         |
| ROOF SHAPE      | 1  | GABLE         | 1.00 | A   | ATU | N          | ATTIC UNF       | 330   |      | 37.00     | 12,210  |           |         |
| ROOF COVER      | 1  | ASPH SHINGLES | 1.00 | C   | OPA | N          | OPEN PORCH      | 176   |      | 51.50     | 9,064   |           |         |
| FLOOR COVER     | 24 | COMB          | 1.00 | +   | BAS | L          | BASE AREA       | 1,323 | 1873 | 247.18    | 327,022 |           |         |
| INT FINISH      | 1  | PLASTER       | 1.00 | E   | WDK | N          | WOOD DECK       | 24    |      | 38.42     | 922     |           |         |
| HEATING/COOLING | 2  | HOT WATER     | 1.02 | F   | PTA | N          | PATIO           | 340   |      | 14.90     | 5,066   |           |         |
| FUEL SOURCE     | 2  | GAS           | 1.00 | F11 | O   | FPL 1S 1OP |                 | 1     |      | 7,281.00  | 7,281   |           |         |
|                 |    |               |      | F21 | O   | FPL 2S 1OP |                 | 1     |      | 8,239.00  | 8,239   |           |         |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR       | A  |
| INTERIOR       | F  |
| KITCHEN        | F  |
| BATHS          | F  |
| HEAT           | A  |
| ELECT          | A  |

| EFF.YR/AGE | 1965 / 57  |
|------------|------------|
| COND       | 42 42 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 42 % GD 58 |

| RCNLD | \$331,800 |
|-------|-----------|
|-------|-----------|