



Property Information Request Information Update Information

File#:	BF-X01719-1463799207	Requested Date:	07/29/2024	Update Requested:
Owner:	MORRELL THOMAS R & MAUREEN M	Branch:		Requested By:
Address 1:	753 FIRST PARISH RD	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	SCITUATE, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Scituate Department of Zoning there are no Code Violation cases on this property.

Collector: Town of Scituate
Payable Address: 600 Chief Justice Cushing Highway, Scituate, MA 02066
Business# 781-545-8741

PERMITS Per Town of Scituate Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Town of Scituate
Payable Address: 600 Chief Justice Cushing Highway, Scituate, MA 02066
Business# 781-545-8741

SPECIAL ASSESSMENTS Per Town of Scituate Department of Finance there are no Special Assessments/liens on the property.

Collector: Town of Scituate
Payable Address: 600 Chief Justice Cushing Highway, Scituate, MA 02066
Business# 781-545-8741

DEMOLITION NO

UTILITIES Water
Account #: S03099
Payment Status: DELINQUENT
Status: Pvt & Liable
Amount: \$963.53
Good Thru: 08/07/2024
Account Active: Yes
Collector: Scituate Water Division
Payable: 4 Old Oaken Bucket Rd, Scituate, MA 02066
Business # (781) 545-8735

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

Sewer:
The house is on a community sewer. All houses go to the shared septic system.

Garbage:
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

Key: 1825

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.752

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MORRELL THOMAS R & MAUREEN M 753 FIRST PARISH ROAD SCITUATE, MA 02066				30-2-17-0				753 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MORRELL THOMAS R & MAUREE				01/18/2002	QS	21377-54					
MORRELL THOMAS & KELLY MA				02/26/1998	QS	159,900		15926-178			
ROSENQUIST CRAIG H & KATH				03/01/1993	XX	11675-182					

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	%
		2	ADDITIONS				100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,138 WS	1.00	100	1.00	374,000	1.07	100	1.00	R03	0.85	340,350

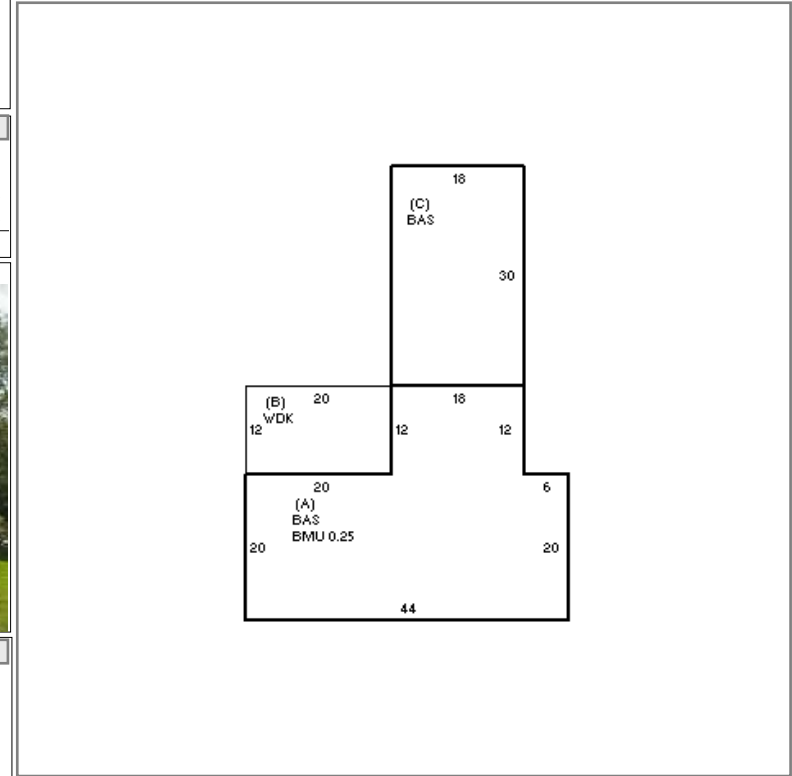
TOTAL	37,138 SF	ZONING	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	340,400	309,400
Infl1	FACTOR 100		BUILDING	149,000	138,600		
Infl2	PHY 100		DETACHED	4,800	4,500		
			OTHER	0	0		
					TOTAL	494,200	452,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00 40 0.60	1SFR	1974	288	27.60	4,800



BLDG COMMENTS
other fix=shower

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	3/23/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	1,636	DETAIL ADJ	0.867
\$NLA(RCN)	\$207	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	7	\$4,855	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	274		63.15	17,303
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,096	1949	181.85	199,307
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	240		38.40	9,216
ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	540	2003	181.85	98,199
FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491
INT FINISH	99	N/A	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	338,652	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1956 / 66	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD	\$149,000	

Subject: FW: 753 First Parish Road // Public Records Request

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Good afternoon,

I am in receipt of the below public records for documents relative to 753 First Parish Rd. in Scituate, MA. The Building Department has confirmed no records for this property (no older permits, no file and nothing in the online system). The Assessor Office has provided the attached field card. The Treasurer/Collector has confirmed there are no liens on the property.

Kindly confirm receipt.

Thank you,

Michele Seghezzi

Assistant to the Town Administrator
Town Administrator/Select Board Office
Town of Scituate

[781-545-8741](tel:781-545-8741)

mseghezzi@scituatema.gov

www.scituatema.gov

600 Chief Justice Cushing Highway, Scituate, MA 02066