Key: 1336

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,282

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MULLANEY MICHAEL A & THERESE M 3 WOOD ISLAND RD SCITUATE, MA 02066	4-1-6-B	3 WOOD ISLAND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MULLANEY MICHAEL A & THER	06/03/2009	F	1	37304-58
MULLANEY MICHAEL A & THER	02/26/2008	O	745,000	35643-7
DUNN VICTORIA S &	02/26/2008	H		35643-4

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

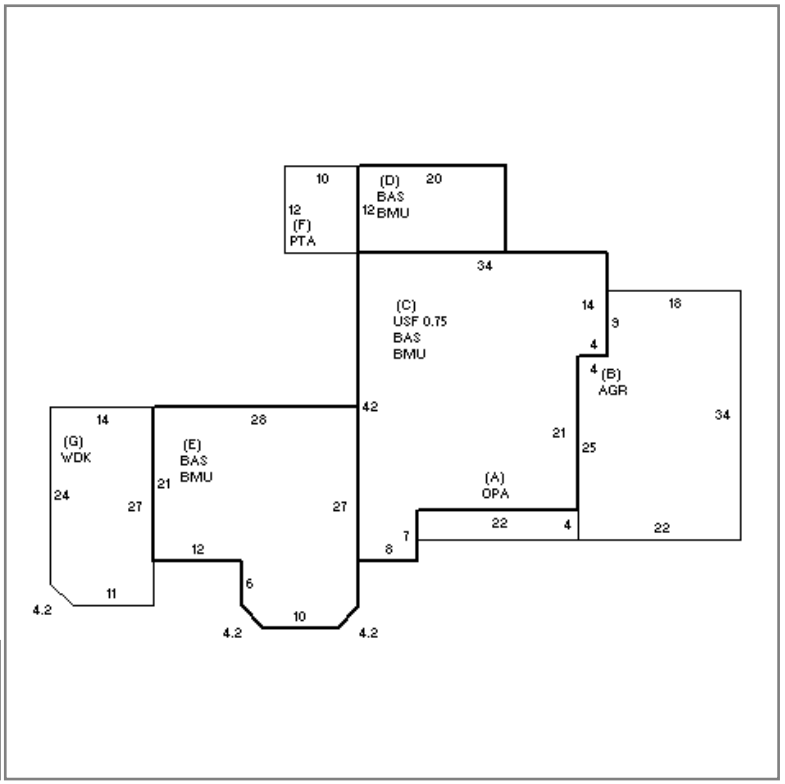
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-802	02/29/2008	3	ALTERATIONS	300,000	05/19/2008	SJ	100	100
08-082	02/28/2008	3	ALTERATIONS	300,000	05/15/2008	SJ	100	100
09-455	08/01/1989	7	OTHERS	4,800			100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS	1.00	100	1.00	100	1.00	792,000	1.00	100	1.00	RV1	1.80			727,270
300	A	0.142	NS	1.00	100	1.00	100	1.00	35,640	1.00	100	1.00	RV1	1.80			5,060

TOTAL	1.060 Acres	ZONING		FRNT	81
Ngh	NO. SCITUATE	NOTE	. IN M3. . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	732,300	666,000
BUILDING	695,500	626,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,427,800**	**1,292,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/12/2009

BLDG COMMENTS

FY12 FR- CONV TO CAPE

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/6/2015	SJ
LIST	10/6/2015	EST
REVIEW	3/17/2011	KT

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	2,997	DETAIL ADJ	1.133
$NLA(RCN)	$309	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$5,438
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	88		61.80	5,438
B	AGR	N	ATT GARAGE	712		49.00	34,891
+	BMU	N	BSMT UNFINISHED	2,125		48.04	102,095
+	BAS	L	BASE AREA	1,402	1962	257.08	360,431
C	USF	L	UPPER STORY FIN	872	1962	233.79	203,864
E	BAS	L	BASE AREA	723	2008	257.08	185,872
F	PTA	N	PATIO	120		17.88	2,146
G	WDK	N	WOOD DECK	374		46.08	17,234
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN 927,296

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1990 / 32

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $695,500