

Key: 1393

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.341

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FAIR JAMES R III TR & PATRICIA L TR P O BOX 91 NO SCITUATE, MA 02060				14-2-45-0				7 BULRUSH FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FAIR JAMES R III TR & PATRICIA				03/07/2022	F	1	56527-318				
SNOW ROY E AND HELEN E				06/08/1987	QS	180,000	7766-284				
				05/17/1979	XX		4657-135				

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	%
17-642	10/03/2017	3	ALTERATIONS	12,060	02/28/2018	JD	100	100
14-219	05/06/2014	3	ALTERATIONS	2,000	06/11/2014	MR	100	100

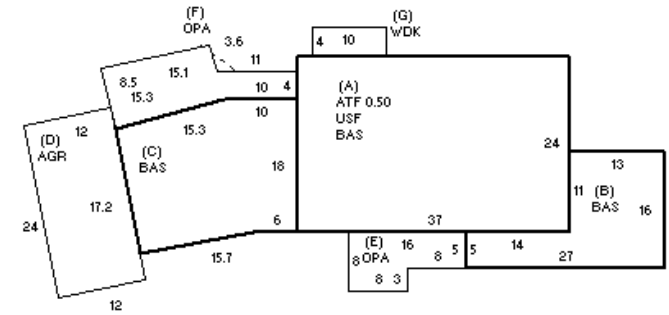
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,244	NS	1.00	1.00	440,000	1.21	1.00	1.00	R04		394,290

TOTAL	32,244 SF	ZONING	FRNT	383	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E	IN M13. . . .		LAND	394,300	358,400
Infl1	FACTOR 100		BUILDING	495,200	460,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						889,500	819,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/11/2014	MR
MODEL	1		RESIDENTIAL	LIST REVIEW		
STYLE	5	1.00	COLONIAL [100%]			
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- CONV TO COLONIAL

LOADING

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	669,145		
NET AREA	2,918	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,586	1955	227.69	361,115	CONDITION ELEM CD			
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	888	1955	207.06	183,868	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	444	1955	147.11	65,318	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	288		62.66	18,046	KITCHEN			
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	270		61.80	16,686	BATHS			
				INT FINISH	99	N/A	1.00	G	WDK	N	WOOD DECK	40		46.08	1,843	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F11	O		FPL 1S 1OP	2		8,737.20	17,474	ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1985 / 37
STORIES	2.5	1.00															COND	26 26 %	
ROOMS	8	1.00															FUNC	0	
BEDROOMS	4	1.00															ECON	0	
BATHROOMS	1	1.00															DEPR	26 % GD 74	
# 1/2 BATHS	1	1.00															RCNLD	\$495,200	
TOT FIXTURES	5	\$4,795																	
# UNITS	1	1.00																	