

Key: 1395

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,343

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RUSCIO PAUL A & EVE A				14-2-44-0				13 BULRUSH FARM RD			
13 BULRUSH FARM RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				RUSCIO PAUL A & EVE A				05/23/2006	QS	597,000	32728-196
				MIELE MARJORIE				07/10/2003	F		25729-83
				MIELE S JOHN & MARJORIE				01/01/1968	QS		3383-149

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 %

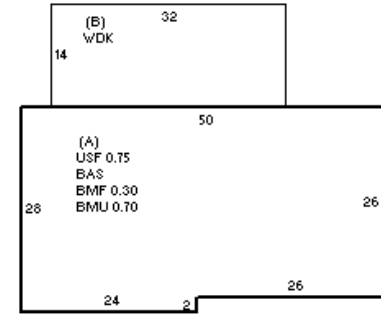
LAND

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	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.332	NS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	6,570

TOTAL	1.250 Acres	ZONING	FRNT	154	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE C/W 44A...			LAND	410,600	373,600
Infl1	FACTOR 100		BUILDING	445,600	396,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	856,200	769,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/3/2011	PL
MODEL	1		RESIDENTIAL	LIST	1/3/2011	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/18/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	602,154		
NET AREA	2,359	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	944		43.66	41,213	CONDITION ELEM	CD		
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	404		61.29	24,760	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,348	1966	219.72	296,189	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,011	1966	199.82	202,014	KITCHEN			
				FLOOR COVER	99	N/A	1.00	B	WDK	N	WOOD DECK	448		38.40	17,203	BATHS			
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02		F22	O	FPL 2S 2OP	1		11,305.00	11,305	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$445,600