Key: 1761

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,689

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MULLEN JOHN R & HOPE G 11 CONSERVATION WAY SCITUATE, MA 02066	30-6-4-0	11 CONSERVATION WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MULLEN JOHN R & HOPE G	06/30/1993	QS	213,000	11999-317
MADISON ALAN P & LINDA B	06/18/1979	XX		4674-14
KNOY THOMAS D AND DONNA D	01/01/1978	XX		4384-327

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

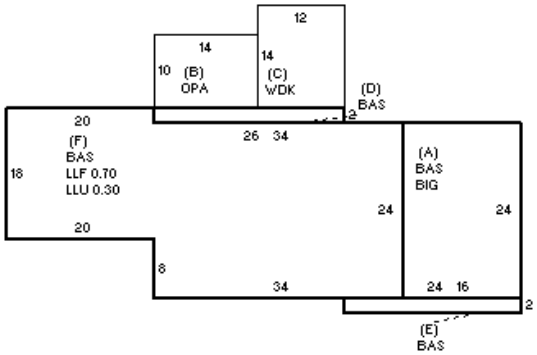
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALTERATIONS		03/29/2004	PJB	100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00			404,040
300	A	0.063	WS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00			1,250

TOTAL	42,723 SF	ZONING		FRNT	182
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	405,300	368,500
BUILDING	359,300	319,700
DETACHED	0	0
OTHER	0	0
TOTAL	**764,600**	**688,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/15/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/18/2010	PL
LIST	8/18/2010	EST
REVIEW	3/22/2011	KT

BLDG COMMENTS

FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW.

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	2,483	DETAIL ADJ	0.990
$NLA(RCN)	$196	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,960
# 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	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	384		46.98	18,039
B	OPA	N	OPEN PORCH	140		51.50	7,210
C	WDK	N	WOOD DECK	168		38.40	6,451
+	BAS	L	BASE AREA	1,660	1972	188.66	313,172
F	LLU	N	LOWER LEVEL UNF	353		54.77	19,334
F	LLF	L	LOWER LEVEL FIN	823	1972	130.13	107,095
	F12	O	FPL 1S 2OP	1		10,347.00	10,347

TOTAL RCN	485,608
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD			$359,300