

Key: 1767

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.695

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POULUS THOMAS J & MARGARET E 35 COL MANSFIELD DR SCITUATE, MA 02066				30-5-3-0				35 COL MANSFIELD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POULUS THOMAS J & MARGARET				03/03/2022	F	1	56514-99				
POULOS MARGARET				09/17/1999	F	-100	17872-86				
POULUS THOMAS J & MARGARET				01/30/1979	XX		4608-255				

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	%
01-307	06/25/2001	3	ALTERATIONS				100	100
00-244	06/08/2000	3	ALTERATIONS				100	100
93-236	05/06/1993	2	ADDITIONS				100	100
91-126	04/01/1991	2	ADDITIONS				100	100

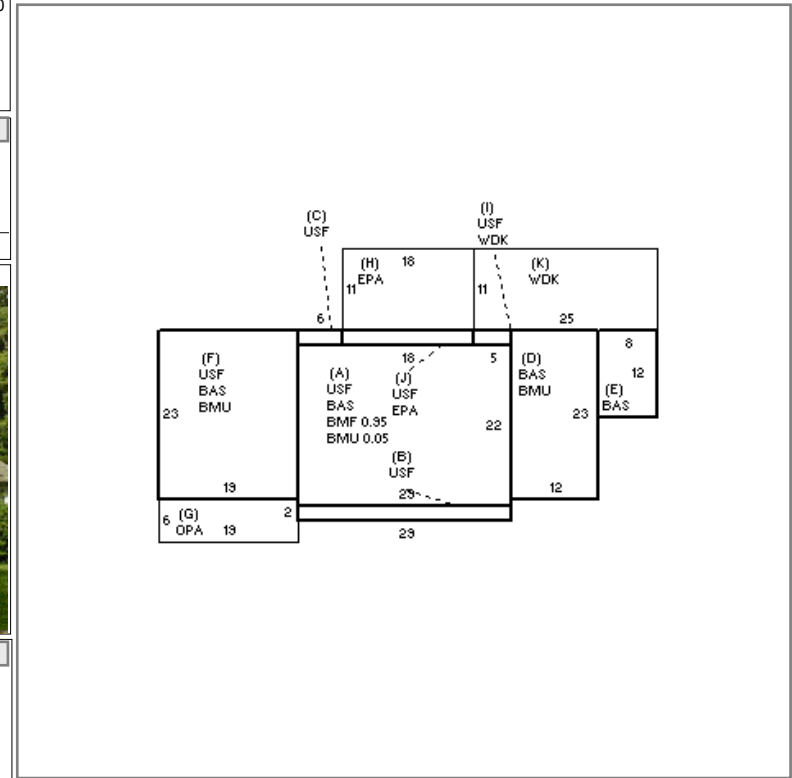
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.003	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	60

TOTAL	40,116 SF	ZONING	FRNT	189	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,100	367,400
Inf1	FACTOR 100		BUILDING	481,700	446,000		
Inf2	PHY 100		DETACHED	60,300	56,900		
			OTHER	0	0		
			TOTAL	946,100	870,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFL	-	0.90	20 0.80	QTRS 1/2SFIN	1991	864	69.69	48,200
S/V	A	1.00	SV 1.00	GUNITE/STEEL	1986	11,000	1.10	12,100



BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2010	PL
MODEL	1		RESIDENTIAL	LIST	5/22/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	625,648
NET AREA	2,638	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	745		43.66	32,525	CONDITION ELEM	CD
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	606		61.29	37,140	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,191	1973	178.52	212,620	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,447	1973	196.31	284,060	KITCHEN	
				FLOOR COVER	99	N/A	1.00	G	OPA	N	OPEN PORCH	114		51.50	5,871	BATHS	
				INT FINISH	99	N/A	1.00	+	EPA	N	ENCLOSED PORCH	234		90.20	21,107	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	285		38.40	10,944	ELECT	
				FUEL SOURCE	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982		
									F21	O	FPL 2S 1OP	1		8,239.00	8,239		

EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$481,700