

Key: 2108

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.035

LEGAL

LAND

DETACHED

BUILDING

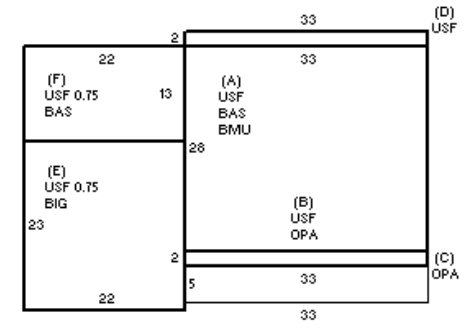
CURRENT OWNER				PARCEL ID				LOCATION			
MATSON DAVID S & DIANA M 176 BULRUSH FARM ROAD SCITUATE, MA 02066				20-8-7-0				176 BULRUSH FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MATSON DAVID S & DIANA M				01/26/1996	QS	253,000	14101-187				
RANSOM MARQUAND S AND MAU				01/01/1970	XX		3548-702				
CLARK LEONARD D AND GERAL				01/01/1967	XX		3318-388				

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	%

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS 1.00	100	1.00	440,000	1.87	100	1.00	R04	1.00	377,740

TOTAL	20,000 SF	ZONING	FRNT	89	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	377,700	343,400
Infl1	FACTOR 100		BUILDING	500,100	470,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						877,800	813,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/24/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/25/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	666,755		
NET AREA	2,860	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	924		53.07	49,038				
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	OPA	N	OPEN PORCH	231		56.65	13,087				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,650	1965	188.51	311,044				
				ROOF COVER	1	ASPH SHINGLES	1.00	E	BIG	N	BUILT-IN GARAGE	506		47.88	24,228				
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,210	1965	207.29	250,825				
				INT FINISH	99	N/A	1.00	F22	O	O	FPL 2S 2OP	1		12,435.50	12,436				
				HEATING/COOLING	5	ELECTRIC BB	0.99												
				FUEL SOURCE	3	ELECTRIC	1.00												
																		CONDN 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	\$500,100