

Key: 2109

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.036

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NOROD SAMUEL G TR & CAROL TR 170 BULRUSH FARM RD SCITUATE, MA 02066				20-8-6-0				170 BULRUSH FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NOROD SAMUEL G TR & CAROL				07/27/2017	F	1	48715-38				
NOROD SAMUEL G & CAROL T				07/13/1994	QS	253,000	13014-224				
CROWLEY FRANCIS X & ELAIN				01/01/1979	XX	4429-236					

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	%
11-056	02/11/2011	3	ALTERATIONS	23,000	06/22/2011	SJ	100	100
00-593	12/11/2000	3	ALTERATIONS				100	100
88-32	02/01/1988	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS 1.00	100 1.00	100 1.00	440,000	1.87	100 1.00	R04			377,740

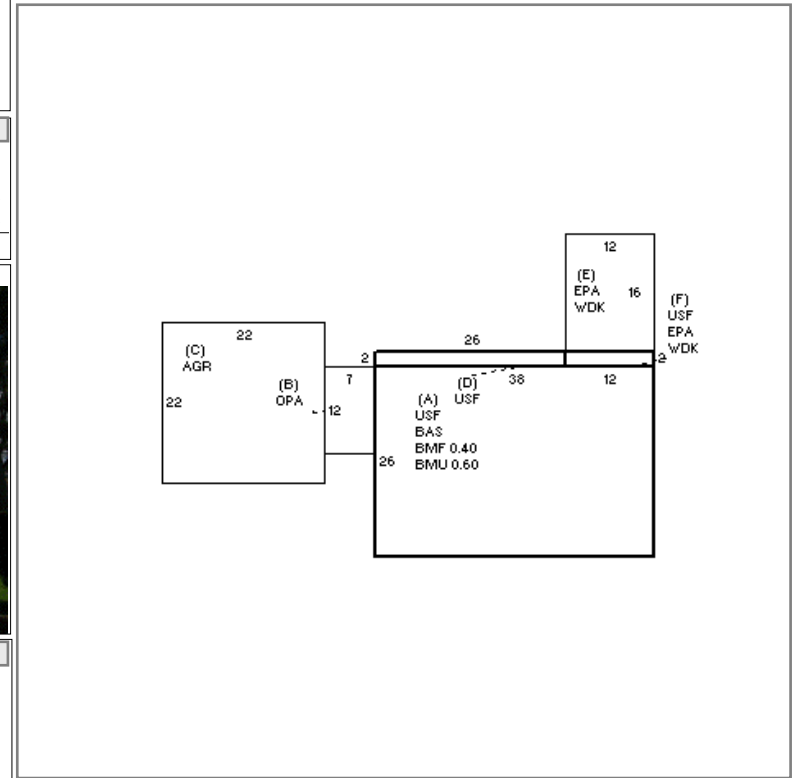
TOTAL	20,000 SF	ZONING	FRNT	170	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	430,800	403,400		
Inf2	PHY 100		DETACHED	8,800	8,000		
			OTHER	0	0		
			TOTAL	817,300	754,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 VINYL STEEL	1973	8,000	1.10	8,800



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2009	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	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	574,387
NET AREA	2,052	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	593		52.05	30,867		
\$NLA(RCN)	\$280	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	395		73.07	28,863		
				ROOF SHAPE	2	HIP	1.00	A	BAS	L	BASE AREA	988	1962	225.16	222,463		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	84		56.65	4,759		
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	484		48.90	23,667		
				INT FINISH	99	N/A	1.00	+	USF	L	UPPER STORY FIN	1,064	1962	204.76	217,868		
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	216		42.24	9,123		
				FUEL SOURCE	99	N/A	1.00	+	EPA	N	ENCLOSED PORCH	216		99.22	21,431		
									F21	O	FPL 2S 1OP	1		9,062.90	9,063		



CAPACITY			UNITS	ADJ
STORIES	2	1.00		
ROOMS	7	1.00		
BEDROOMS	3	1.00		
BATHROOMS	1	1.00		
# 1/2 BATHS	2	1.00		
TOT FIXTURES	7	\$6,283		
# UNITS	1	1.00		

CONDITION 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	\$430,800