

Key: 2237

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.156

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
MULCAHY CHRISTOPHER R & MEGAN A				21-4-25-0				74 TOWNSEND RD					
74 TOWNSEND RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				MULCAHY CHRISTOPHER R & BOEHMKE JOHN E				07/21/2015	QS	514,500	45820-39		
								05/28/2003	QS	520,000	25260-70		
				DINGER STEVEN P				06/30/1994	QS	240,000	12991-48		

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	%
22-0112	02/01/2022	2	ADDITIONS	380,000	04/21/2022	JD	100	60
22-0112	02/01/2022	2	ADDITIONS	380,000	06/23/2022	JD	100	60
22-0112	02/01/2022	2	ADDITIONS	380,000	11/28/2022	JD	100	100
95-617	10/01/1995	3	ALTERATIONS				100	100

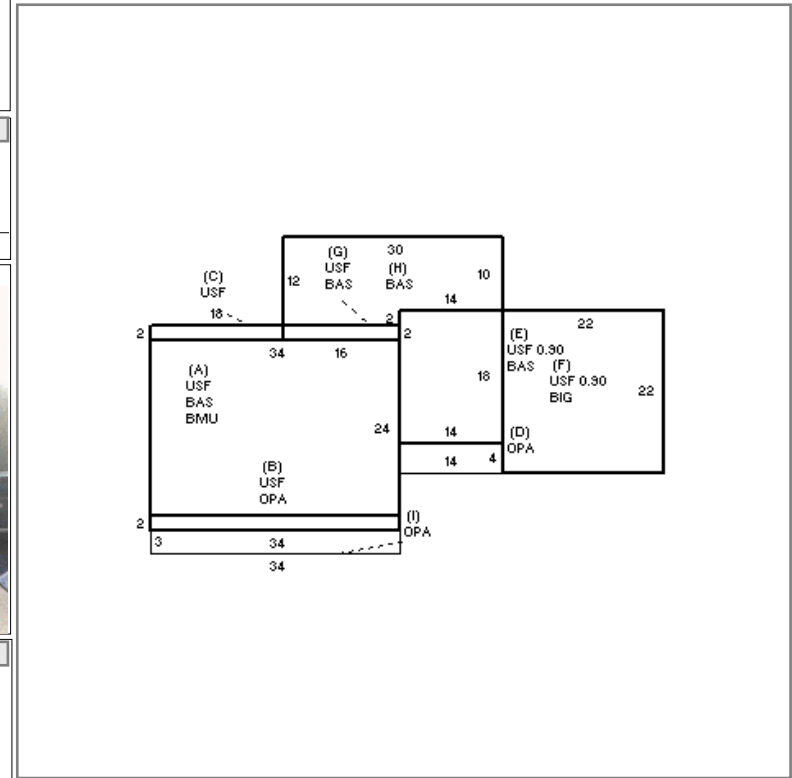
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	NS 1.00	100	1.00	100	1.00	440,000	1.87	100	1.00	R04 1.00	377,740

TOTAL	19,994 SF	ZONING	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	377,700	343,400
Inf1	FACTOR 100				BUILDING	726,900	464,900
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
				TOTAL		1,104,600	808,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	4/21/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/28/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,046	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH SHINGLES	1.00
				FLOOR COVER	24	COMB	1.00
				INT FINISH	1	PLASTER	1.00
				HEATING/COOLING	11	HW/COOL AIR	1.04
				FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		55.20	45,044
+	OPA	N	OPEN PORCH	226		56.65	12,803
+	USF	L	UPPER STORY FIN	952	1963	196.50	187,065
+	BAS	L	BASE AREA	1,068	1963	216.07	230,768
+	USF	L	UPPER STORY FIN	662	2022	196.50	130,082
F	BIG	N	BUILT-IN GARAGE	484		50.85	24,614
+	BAS	L	BASE AREA	364	2022	216.07	78,651
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	ODS	O	OUT DOOR SHOWER	1		1,534.50	1,535

TOTAL RCN	726,945
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$726,900