

Key: 2252

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.170

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
BOPF KENNETH R JR & GARDNER GRACE E 155 BULRUSH FARM RD SCITUATE, MA 02066				21-8-2-0				155 BULRUSH FARM RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				BOPF KENNETH R JR & ANDERSON KENDALL P TRUSTE ANDERSON KENDALL P & SHIR				12/29/2021	A	630,000	56248-159	
				12/12/1996	F	14840-240	1					
				01/01/1965	XX	3137-94						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1418	11/10/2021	3	ALTERATIONS	252,000	06/09/2022	JD	100	50
21-1418	11/10/2021	3	ALTERATIONS	252,000	11/09/2022	JD	100	80
21-1418	11/10/2021	3	ALTERATIONS	252,000	08/30/2023	JD	95	95
E21-1038	07/12/2021	3	ALTERATIONS	12,000	04/21/2022	JD	100	100

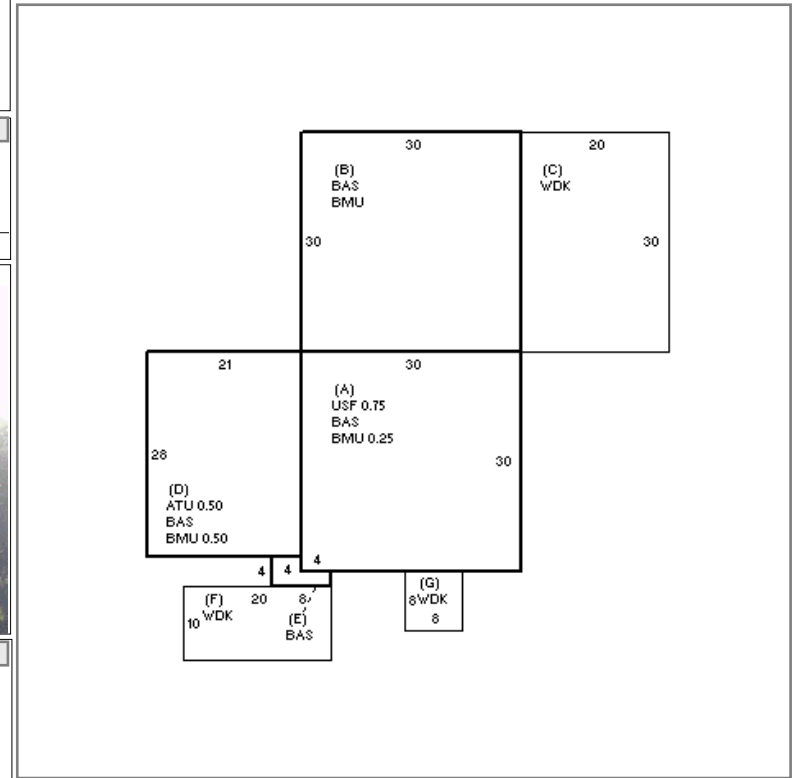
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,095	NS 1.00	100	1.00	100	1.00	440,000	1.86	100	1.00	R04 1.00	377,870

TOTAL	20,081 SF	ZONING	NO. SCITUATE	FRNT	132	ASSESSED	377,900	CURRENT	732,700	PREVIOUS	343,500
Ngh	NO. SCITUATE	NOTE		LAND			377,900		343,500		
Inf1	FACTOR 100			BUILDING			732,700		331,300		
Inf2	PHY 100			DETACHED			0		0		
				OTHER			0		0		
				TOTAL			1,110,600		674,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/9/2022	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	11/9/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	927,490			
NET AREA	3,087	DETAIL ADJ	1.260	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,419		47.51	67,422	CONDITION ELEM	CD			
\$NLA(RCN)	\$300	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	675	1920	237.53	160,335	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	864		42.24	36,496	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	ATU	N	ATTIC UNF	294		40.70	11,966	KITCHEN	V			
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	2,412	1920	261.20	630,012	BATHS	V			
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	V			
				HEATING/COOLING	9	WARM/COOL AIR	1.03									HEAT	U			
				FUEL SOURCE	3	ELECTRIC	1.00									ELECT	U			
																		EFF.YR/AGE	2006 / 16	
																		COND	16 16 %	
																		FUNC	5 uc	
																		ECON	0	
																		DEPR	21 % GD 79	
																		RCNLD	\$732,700	