

Key: 2253

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.171

LEGAL

LAND

DETACHED

BUILDING

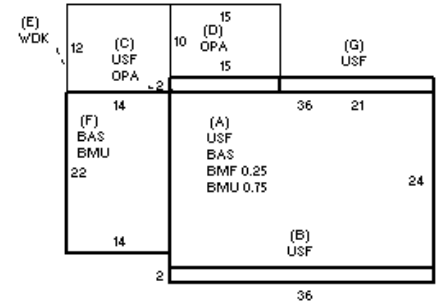
CURRENT OWNER				PARCEL ID				LOCATION			
CATALDO PAUL D & LIANNE M 163 BULRUSH FARM RD SCITUATE, MA 02066				21-8-1-0				163 BULRUSH FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CATALDO PAUL D & LIANNE M				08/29/2001	QS	390,000	20445-192				
RYAN GEORGE E & CAROLINE				01/01/1970	QS		3555-413				
RYAN GEORGE E				01/01/1967	XX		3317-218				

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	%
92-658	08/12/1992	3	ALTERATIONS				100	100
		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	440,000	1.87	100	1.00	R04	1.00	377,740

TOTAL	19,994 SF	ZONING	FRNT	111	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	421,700	390,800		
Inf2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
TOTAL						799,500	734,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		100	1.10	100



BUILDING	CD	ADJ	DESC	MEASURE	11/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/15/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/20/2018	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	569,821		
NET AREA	2,180	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	956		49.69	47,505	CONDITION ELEM CD			
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	216		69.75	15,067	EXTERIOR			
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,172	1965	222.56	260,844	INTERIOR			
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,008	1965	202.40	204,016	KITCHEN			
ROOMS	9		1.00	FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	180		56.65	10,197	BATHS			
BEDROOMS	4		1.00	INT FINISH	99	N/A	1.00	E	WDK	N	WOOD DECK	168		42.24	7,096	HEAT			
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		2,740.10	5,480	ELECT			
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00		F22	O	FPL 2S 2OP	1		12,435.50	12,436	EFF.YR/AGE 1985 / 37			
TOT FIXTURES	8		\$7,181															COND 26 26 %	
# UNITS	1		1.00															FUNC 0	
																ECON 0			
																DEPR 26 % GD 74			
																RCNLD \$421,700			