

Key: 2255

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.173

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WELSH TIMOTHY P & KELSEY T 162 BULRUSH FARM RD SCITUATE, MA 02066				21-7-7-0				162 BULRUSH FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELSH TIMOTHY P & KELSEY				07/20/2020	QS	690,000	53102-294				
REARDON TIMOTHY J &				09/28/2017	QS	607,500	48980-58				
MURPHY JEROME F				06/05/2015	QS	600,000	45635-145				

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	%
23-0610	07/17/2023	3	ALTERATIONS	56,500				0
23-134	02/13/2023	3	ALTERATIONS	33,190	05/30/2023	NC	100	100
07-591	10/01/2007	3	ALTERATIONS	6,237	05/28/2008	SJ	100	100
		7	OTHERS				100	100
		6	CYCL GROWTH				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

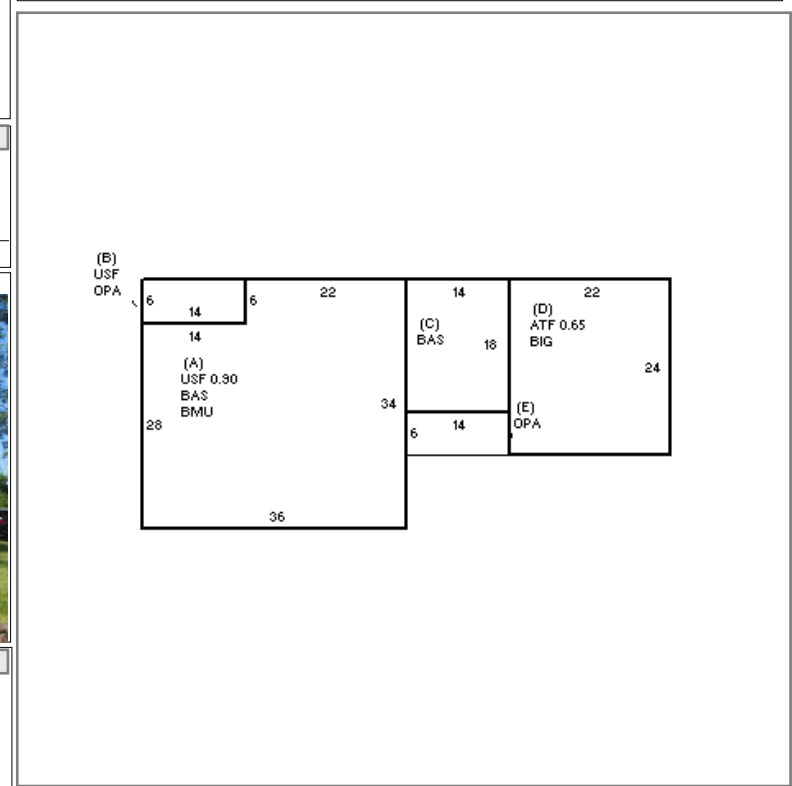
TOTAL	20,000 SF	ZONING	NO. SCITUATE	FRNT	127	ASSESSED	LAND 377,700	CURRENT	377,700	PREVIOUS	343,400
Ngh	NO. SCITUATE	NOTE				BUILDING 511,600			511,600		475,300
Inf1	FACTOR 100					DETACHED 200			200		200
Inf2	PHY 100					OTHER 0			0		0
						TOTAL 889,500			818,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BLDG COMMENTS

MLS



BUILDING	CD	ADJ	DESC	MEASURE	8/31/2021	JD
MODEL	1		RESIDENTIAL	LIST	3/12/2012	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	NC
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,845	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,140		50.06	57,070
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,110	1963	194.44	215,828
				ROOF SHAPE	3	GAMBREL	1.00	+	OPA	N	OPEN PORCH	168		56.65	9,517
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,392	1963	213.81	297,626
				FLOOR COVER	24	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	528		48.84	25,786
				INT FINISH	1	PLASTER	1.00	D	ATF	L	ATTIC FINISH	343	1963	138.14	47,384
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	2		9,062.35	18,125	
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00		

TOTAL RCN	682,107
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1988 / 34
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$511,600