

Key: 2256

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.174

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLYNN MATTHEW P & RACHEL B 152 BULRUSH FARM RD SCITUATE, MA 02066				21-7-6-0				152 BULRUSH FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLYNN MATTHEW P & STOUT MARGUERITE T				08/01/2013	QS	550,000	43436-74				
STOUT GILBERT M				09/11/2007	F		35066-262				
				01/01/1965	QS		3139-140				

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	%
14-0133	04/01/2014	3	ALTERATIONS	14,500	06/24/2014	MR	100	100

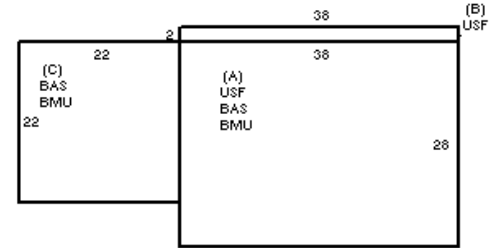
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,090	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	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	377,900	343,500
Infl1	FACTOR 100		BUILDING	501,100	465,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					879,000	808,700	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2014	MR
MODEL	1		RESIDENTIAL	LIST	4/1/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/3/2014	TD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	2,688	DETAIL ADJ	1.020
\$NLA(RCN)	\$242	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$7,181	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,548		46.63	72,190
EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,548	1964	215.47	333,544
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,140	1964	195.94	223,377
ROOF COVER	1	ASPH SHINGLES	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480
FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
INT FINISH	99	N/A	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	650,835
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1994 / 28
COND	24 24 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$501,100