

Key: 2635

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.538

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MULLAHY CHRISTOPHER & JACQUELINE				7-5-5-0				36 TRYSTING RD				
36 TRYSTING ROAD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MULLAHY CHRISTOPHER				02/01/2000	H	416,000	18248-301	
				FITZPATRICK ANNE				01/01/1963	XX	2940-70		
				HUBBELL RICHARD B & ANN S				01/01/1962	XX	2855-401		

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	%
05-591	09/20/2005	3	ALTERATIONS	18,000	05/17/2006	SJ	100	100
		3	ALTERATIONS	11,700	06/01/2004		100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,710	NS 1.00	100	1.00	528,000	1.08	100	1.00	R05	1.20	479,900

TOTAL	36,710 SF	ZONING	FRNT	158	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	479,900	436,300
Infl1	FACTOR 100		BUILDING	520,900	482,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,000,800	918,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2012	PL
MODEL	1		RESIDENTIAL	LIST	3/13/2013	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,504	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,364		52.29	71,321
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,364	1962	237.64	324,136
				ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	240		61.80	14,832
				ROOF COVER	1	ASPH SHINGLES	1.00	E	AGR	N	ATT GARAGE	484		53.34	25,818
				FLOOR COVER	25	COMB	1.00	+	USF	L	UPPER STORY FIN	1,140	1962	216.10	246,359
				INT FINISH	2	DRYWALL	1.00		F22	O	FPL 2S 2OP	1		13,566.00	13,586
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	703,865
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$520,900

