

Key: 2998

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.906

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCSWEENEY GREGORY F & CAHILL MAKENA F 17 BULRUSH FARM RD SCITUATE, MA 02066				14-2-46-0				17 BULRUSH FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				06/25/2021	A	860,000	55208-319				
				01/01/1974	QS	3926-168					
				01/01/1964	XX	3053-99					

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	%
21-527	05/21/2021	3	ALTERATIONS	50,000	08/30/2021	JD	100	100
20-889	12/14/2020	2	ADDITIONS	174,000	03/31/2021	JD	100	100
04-792	12/02/2004	7	OTHERS	580,000	05/23/2005	SJ	100	100
04-792	12/02/2004	4	DEMO		05/23/2005	SJ	100	100
04-792	12/02/2004	1	NEW CONST	580,000	05/30/2006	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.077	NS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	1,520

DETAILED

TOTAL	43,351 SF	ZONING	FRNT	113	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	405,600	368,800
Inf1	FACTOR 100		BUILDING	1,496,500	1,250,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>1,902,100</b>	<b>1,618,900</b>	

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/31/2021	JD
MODEL	1		RESIDENTIAL	LIST	3/31/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/1/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,662,818
NET AREA	5,748	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,442	2005	195.61	282,073		
\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	LLU	N	LOWER LEVEL UNF	150		82.34	12,351		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,136	2005	283.60	605,766		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,932	2005	257.90	498,267		
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	606		53.76	32,578		
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	580		72.10	41,818		
				HEATING/COOLING	11	HW/COOL AIR	1.04	D	BIG	N	BUILT-IN GARAGE	576		68.30	39,340		
				FUEL SOURCE	2	GAS	1.00	E	BMF	N	BSMT FINISH-SEP	480		114.84	55,125		
								+	BMU	N	BSMT UNFINISHED	64		81.81	5,236		
								L	BAS	L	BASE AREA	238	2021	283.60	67,497		
									HTB	O	HOT TUB	1		4,828.60	4,829		

CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1.75	1.00	EXTERIOR	A
ROOMS	8	1.00	INTERIOR	A
BEDROOMS	4	1.00	KITCHEN	A
BATHROOMS	4	1.00	BATHS	G
# 1/2 BATHS	1	1.00	HEAT	U
TOT FIXTURES	14	\$17,938	ELECT	A
# UNITS	1	1.00		

EFF. YR/AGE	2012 / 10	COND	10 10 %
		FUNC	0
		ECON	0
		DEPR	10 % GD 90
		RCNLD	\$1,496,500