Key: 4026

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,844

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CULLEN PRUDENCE P TR 50 OLD COLONY WAY SCITUATE, MA 02066	38-5-30-B	50 OLD COLONY WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CULLEN PRUDENCE P TR	09/17/2021	F	100	(132684)
CULLEN PRUDENCE P	11/04/1986	QS		(74240)
CULLEN JOHN F & PRUDENCE	01/01/1972	XX		(C00047098)

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	%
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,200	SC 1.00	100 1.00	100 1.00	356,400	2.27	90 0.90	R03 0.90			301,300

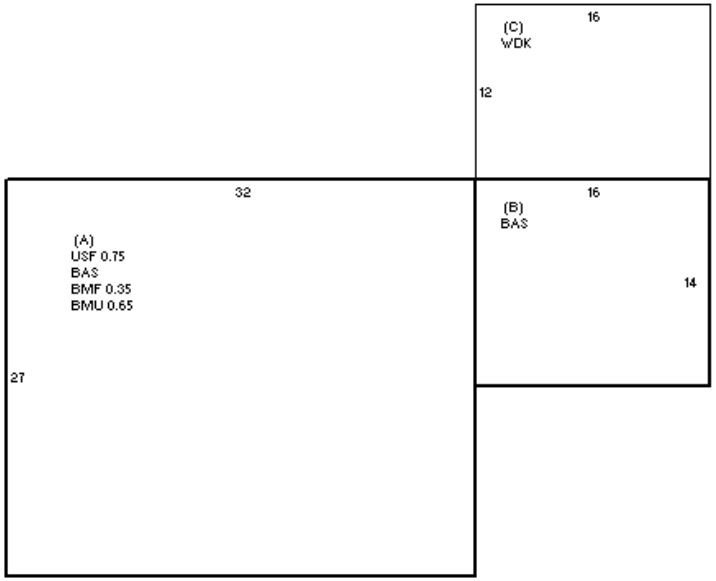
TOTAL	16,200 SF	ZONING		FRNT	307
Ngh	SCITUATE	NOTE	INFL3=COMMUTER RAIL		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	301,300	289,100
BUILDING	340,000	302,500
DETACHED	400	300
OTHER	0	0
TOTAL	**641,700**	**591,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			30	17.03	400

PHOTO 10/27/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/17/2010	PL
LIST	9/17/2010	EST
REVIEW	4/5/2011	ER

BLDG COMMENTS

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,736	DETAIL ADJ	1.122
$NLA(RCN)	$265	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,386
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	562		49.26	27,682
A	BMF	N	BSMT FINISH-SEP	302		69.15	20,882
A	USF	L	UPPER STORY FIN	648	1966	211.43	137,007
+	BAS	L	BASE AREA	1,088	1966	232.50	252,957
C	WDK	N	WOOD DECK	192		38.40	7,373
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	459,526
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		$340,000