

Key: 4367

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.138

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |  | LOCATION     |  |  |  |
|---|--|--|--|------------|----|------------|--|--------------|--|--|--|
| MULLIGAN E. ANGELLA<br>62 TURNER RD<br>SCITUATE, MA 02066 |  |  |  | 39-15-1-0  |    |            |  | 62 TURNER RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert) |  |  |  |
| MULLIGAN E. ANGELLA                                       |  |  |  | 07/16/2008 | F  | 1          |  | 36184-280    |  |  |  |
| MULLIGAN ANGELLA E  |  |  |  | 06/16/1987 | QS | 19,800     |  | 7784-338     |  |  |  |
| MULLIGAN ROBERT G AND ANG                                 |  |  |  | 01/01/1985 | XX |            |  | 6229-270     |  |  |  |

| 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    | %   |
| 11-057 | 04/05/2011 | 3             | ALTERATIONS | 12,182 | 07/11/2011 | SJ | 100    | 100 |

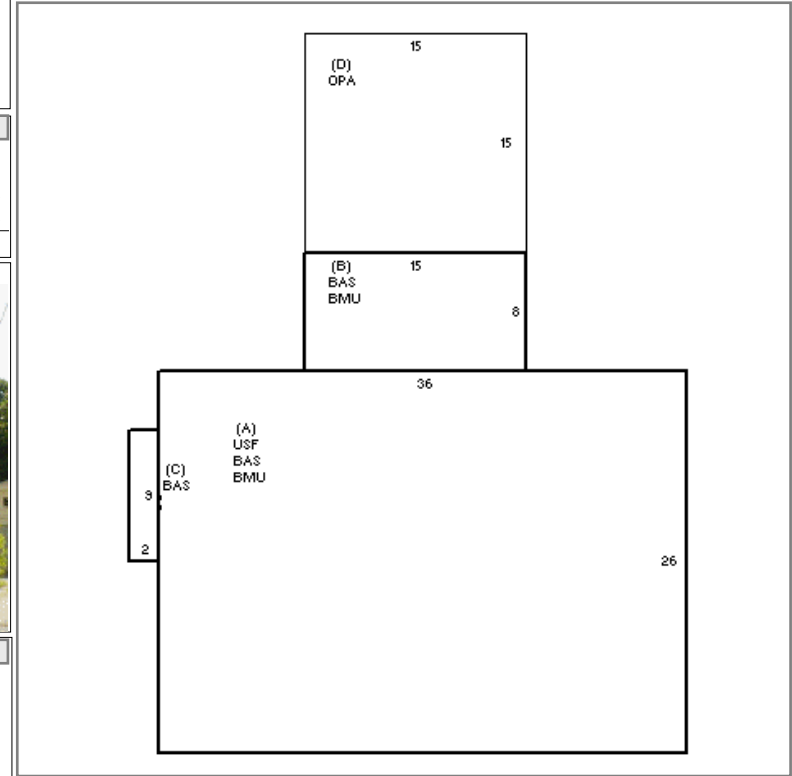
| CD  | T | AC/SF/UN | Ngh     | Inf1     | Inf2     | ADJ BASE | SAF  | Inf3     | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|----------|----------|----------|------|----------|-----|------|------------|-----------|
| 100 | S | 10,000   | OS 1.00 | 100 1.00 | 100 1.00 | 440,000  | 3.58 | 100 1.00 | R03 | 1.00 |            | 361,190   |

| TOTAL | 10,000 SF  | ZONING | FRNT     | 210     | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | OCEANSIDE  | NOTE   |          |         | LAND     | 361,200 | 328,400  |
| Inf1  | FACTOR 100 |        | BUILDING | 197,300 | 185,300  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 6,300   | 6,000    |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 564,800 | 519,700  |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| DGF | A    | 1.00 | 70 0.30  |    | 440   | 47.79     | 6,300 |



BLDG COMMENTS  
FY12 STYLE CHANGE FROM CONV COLONIAL PER FIELD REVIEW.



| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/11/2011 | SJ  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 7/11/2011 | EST |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 4/1/2011  | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| YEAR BLT   | 1920  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 548,144    |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA   | 2,010 | DETAIL ADJ | 1.224 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,056 |      | 46.44     | 49,037  | CONDITION ELEM | CD         |            |
| \$NLA(RCN) | \$273 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A | USF | L | UPPER STORY FIN | 936   | 1920 | 224.08    | 209,741 | EXTERIOR       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 1,074 | 1920 | 246.41    | 264,643 | INTERIOR       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | D | OPA | N | OPEN PORCH      | 225   |      | 51.50     | 11,588  | KITCHEN        |            |            |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD       | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 8,239.00  | 8,239   | BATHS          |            |            |
|            |       |            |       | INT FINISH      | 1  | PLASTER        | 1.00 |   |     |   |                 |       |      |           |         | HEAT           |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         | ELECT          |            |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |                |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | EFF.YR/AGE | 1952 / 70  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | COND       | 64 64 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | DEPR       | 64 % GD 36 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | RCNLD      | \$197,300  |