

Key: 4643

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.404

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GUILFOYLE PATRICIA M 37 MAGDALA STREET DORCHESTER, MA 02124				40-10-4-0				62 KENNETH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GUILFOYLE PATRICIA M				12/23/2022	H			(134890)			
GUILFOYLE JULIA E				01/01/1942	QS			(7418)			

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	%
06-298	05/23/2006	3	ALTERATIONS	17,000	07/27/2006	SJ	100	100
97-408	07/14/1997	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,205	OS 1.00	100	1.00	100	1.00	440,000	3.87	100	1.00	R08 1.00	359,600

TOTAL	9,191 SF	ZONING	FRNT	201	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	359,600	326,900		
Inf1	FACTOR 100		BUILDING	105,700	99,900		
Inf2	PHY 100		DETACHED	2,600	2,500		
			OTHER	0	0		
			TOTAL	467,900	429,300		

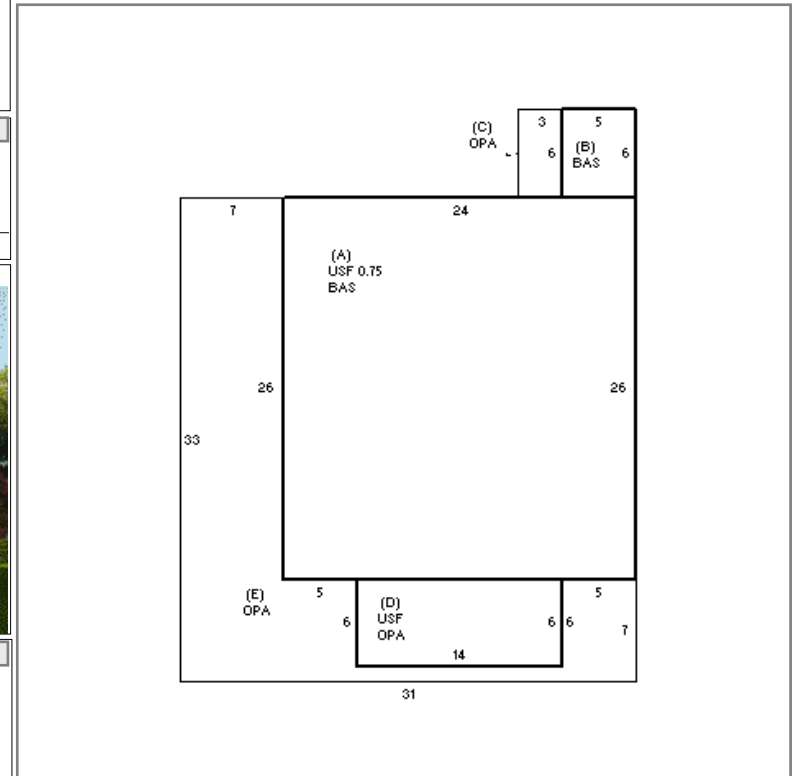
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 70 0.30			198	43.80	2,600



BLDG COMMENTS

FY12 FR- CAPE TO CONV

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/12/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	330,250		
NET AREA	1,206	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	654	1935	257.61	168,480	CONDITION ELEM	CD		
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	552	1935	234.27	129,319	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	417		51.50	21,476	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	99	N/A	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	4 PARTIAL HEAT
																		ECON	0
																		DEPR	68 % GD 32
																		RCNLD	\$105,700