

Key: 467

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 410

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BULMAN JOHN G & CATHERINE B 72 OLD FORGE ROAD SCITUATE, MA 02066				36-3-15-0				72 OLD FORGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BULMAN JOHN G & CATHERINE				11/07/2002	F	100	23350-138				
BULMAN JOHN G				09/29/1993	QS	238,800	12248-15				
MADDEN KENNETH R				04/14/1992	XX	11774-239					

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 %
03-690		2	ADDITIONS	90,000	07/19/2016	SJ	100 100
00-431	09/08/2000	2	ADDITIONS				100 100
93-651	10/24/1993	3	ALTERATIONS				100 100

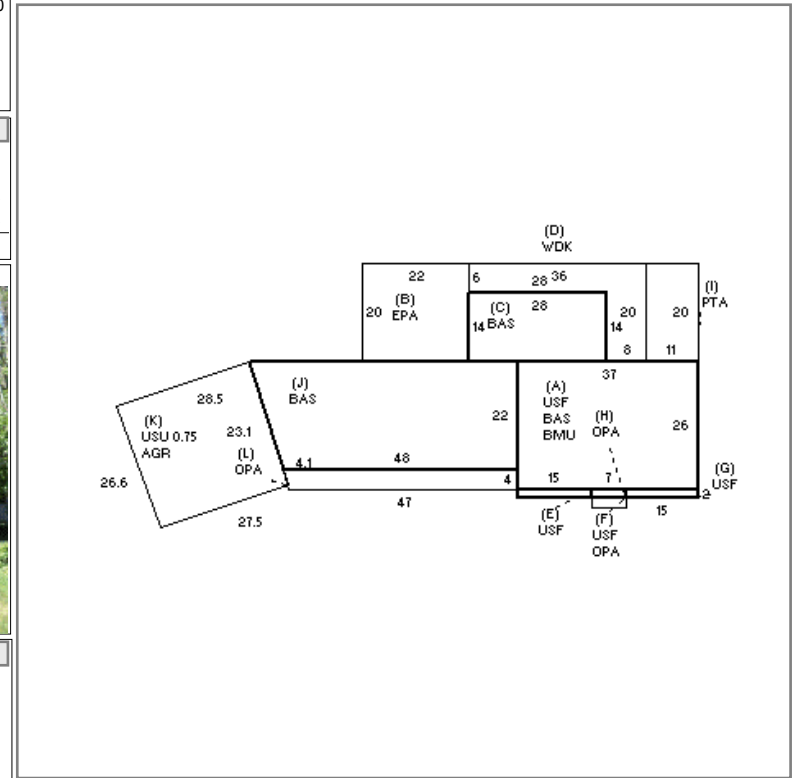
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 WS	1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.962 WS	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	19,050

TOTAL	1.880 Acres		ZONING	FRNT	134			ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE				LAND	423,100	385,600	
Inf1	FACTOR 100			BUILDING	683,500	633,000				
Inf2	PHY 100			DETACHED	1,300	1,300				
				OTHER	0	0				
					TOTAL	1,107,900	1,019,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 20 0.80			120	13.93	1,300	07/05/2012



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/21/2009	PL	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	7/19/2016	EST	
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	KT	
QUALITY	+	1.10	AVG +/GOOD - [100%]	FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. FY 17 CORRECTED BUILDING SKETCH.....GARAGE AND LIVING AREA UNDERSTATED.			
FRAME	1	1.00	WOOD FRAME [100%]				

INDIN

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	923,679
NET AREA	3,523	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	962		52.47	50,476	CONDITION ELEM CD	
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	EPA	N	ENCLOSED PORCH	440		99.22	43,657		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,487	1967	204.82	509,398		
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	328		42.24	13,855		
ROOMS	8		1.00	FLOOR COVER	99	N/A	1.00	+	USF	L	UPPER STORY FIN	1,036	1967	186.27	192,971		
BEDROOMS	4		1.00	INT FINISH	99	N/A	1.00	+	OPA	N	OPEN PORCH	218		56.65	12,350		
BATHROOMS	3		1.00	HEATING/COOLING	2	HOT WATER	1.02	I	PTA	N	PATIO	220		16.39	3,606		
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00	K	AGR	N	ATT GARAGE	739		44.58	32,945		
TOT FIXTURES	11	\$9,874						K	USU	N	UPPER STORY UNF	554		82.10	45,486		
# UNITS	1	1.00						F21	O	FPL 2S 1OP	1		9,062.90	9,063			

EXTERIOR	INTERIOR	KITCHEN	BATHS	HEAT	ELECT
COND	26	26	%		
FUNC	0				
ECON	0				
DEPR	26	%	GD	74	
RCNLD	\$683,500				