

Key: 7035

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.724

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GULINO CHARLES 42 HUTCHINSON ROAD WINCHESTER, MA 01890				69-2-3-0				0 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GULINO CHARLES				05/01/2019	H	(128434)		(128434)			
GULINO CHARLES				01/01/1957	QS	(241100)		(241100)			
GULINO CHARLES AND SICUSO				01/01/1955	XX	103-12		103-12			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1060	100	ACC IMP					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,000	HUM 1.00	VU 0.05	100 1.00	31,900	2.79	100 1.00	RF2	1.45		26,590

TOTAL	13,000 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	26,600	24,200
Infl1	VACANT UNBLD				BUILDING	0	0
Infl2	PHY 100				DETACHED	76,000	72,400
					OTHER	0	0
					TOTAL	102,600	96,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PPD	A	1.00 25 0.75	4X150	2005	600	168.93	76,000	

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR	% GD	
RCNLD		