

Key: 7069

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.754

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
GUSTAFSON JESSE & VALERIE 240 WEST ROXBURY PARKWAY CHESTNUT HILL, MA 02467				68-5-16-0				328 CENTRAL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GUSTAFSON JESSE & VALERIE				02/28/2019	QS	845,000	(128166)					
MCLAUGHLIN PAUL E & MARY				09/12/2012	F	10	(117998)					
MCLAUGHLIN PAUL E & MARY				07/09/2012	F	10	(117697)					

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	%
13-019	01/09/2013	3	ALTERATIONS	40,000	09/03/2013	SJ	100	100
95-17	04/10/1995	2	ADDITIONS				100	100
94-121	04/12/1994	3	ALTERATIONS				100	100
		7	OTHERS				100	100
		6	CYCL GROWTH				100	100


LAND

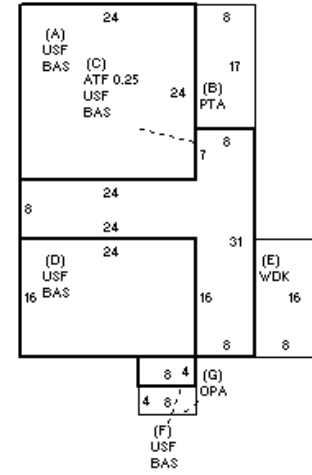
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,447	HUM 1.00	100	1.00	100	1.00	550,000	4.20	100	1.00	RV2 1.25	447,520

DETACHED

TOTAL	8,451 SF	ZONING		FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	447,500	406,800			
Inf1	FACTOR 100		BUILDING	663,500	574,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,111,000	981,100			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/23/2003
									



BUILDING	CD	ADJ	DESC	MEASURE	9/3/2013	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST		ROOF DECK
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/31/2020	MLS
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	809,158
NET AREA	2,974	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,432	1957	272.97	390,891	CONDITION ELEM	CD
\$NLA(RCN)	\$272	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,432	1957	248.24	355,473	EXTERIOR	G
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	136	20.86	2,836	INTERIOR	G
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	ATF	L	ATTIC FINISH	110	1957	176.36	19,400	KITCHEN	V	
ROOMS	8	1.00	FLOOR COVER	14	COMB	1.00	E	WDK	N	WOOD DECK	128		53.76	6,881	BATHS	G	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	G	OPA	N	OPEN PORCH	32		72.10	2,307	HEAT	U	
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03		WDK	N	WOOD DECK	96		53.75	5,160	ELECT	U	
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00		F22	O	FPL 2S 2OP	1		15,827.00	15,827			
TOT FIXTURES	9	\$10,382															
# UNITS	1	1.00															

EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$663,500