Key: 7094

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,779

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GULINO CHARLES J & BARBARA 42 HUTCHINSON ROAD WINCHESTER, MA 01890	69-1-5-0	2 CLIFF ROAD SOUTH

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GULINO CHARLES J & BARBAR	04/20/1979	QS		(61753)
GULONO MARY	01/01/1953	XX		(C00017766)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

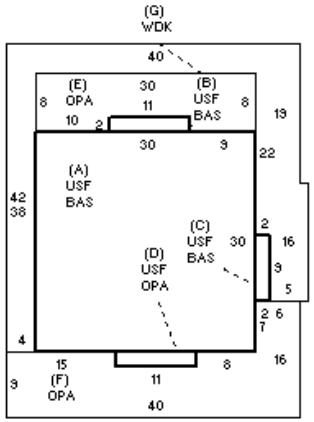
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALTERATIONS		03/30/2004	PJB	100	100
02-239	05/09/2002	1	NEW CONST				100	100
02-196	04/17/2002	4	DEMO				100	100
94-36	02/07/1994	3	ALTERATIONS				100	100
92-31	01/10/1992	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,250	HUM 1.00	100 1.00	100 1.00	748,000	3.49	100 1.00	WF7 1.70			614,860

TOTAL	10,237 SF	ZONING		FRNT	62
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	614,900	526,100
BUILDING	637,000	533,000
DETACHED	0	0
OTHER	0	0
TOTAL	**1,251,900**	**1,059,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/23/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	20	1.35	NEW STYLE [100%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/7/2010	PL
LIST	4/7/2010	EST
REVIEW	3/11/2011	ER

BLDG COMMENTS

FY12 FR- CONV TO NEW STYLE

YEAR BLT	2003	SIZE ADJ	1.000
NET AREA	1,902	DETAIL ADJ	1.360
$NLA(RCN)	$413	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$12,186
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	940	2003	387.32	364,077
+	USF	L	UPPER STORY FIN	962	2003	352.22	338,838
+	OPA	N	OPEN PORCH	620		72.10	44,702
G	WDK	N	WOOD DECK	496		53.76	26,664

TOTAL RCN 786,467

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2003 / 19		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD	$637,000		