

Key: 7095

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.780

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MULLIN PATRICIA M ET AL C/O PATRICIA MULLIN 3 SHENANDOAH STREET DORCHESTER, MA 02124				69-1-6-0				300 CENTRAL AV			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MULLIN PATRICIA M ET AL				12/08/2021	F		1 (131582)
MULLIN PATRICIA M ET AL				02/22/2021	H		(131582)				
LYDON JOSEPHINE E				07/02/1987	QS		(75418)				

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 %
92-115	02/14/1992	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	10,250 HUM	1.00	100	1.00	100	1.00	748,000	3.49	100	1.00	WF7 1.70	614,860

TOTAL	10,250 SF	ZONING		FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	614,900	526,100
Inf1	FACTOR 100		BUILDING	267,200	252,000			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	882,100	778,100

DETACHED

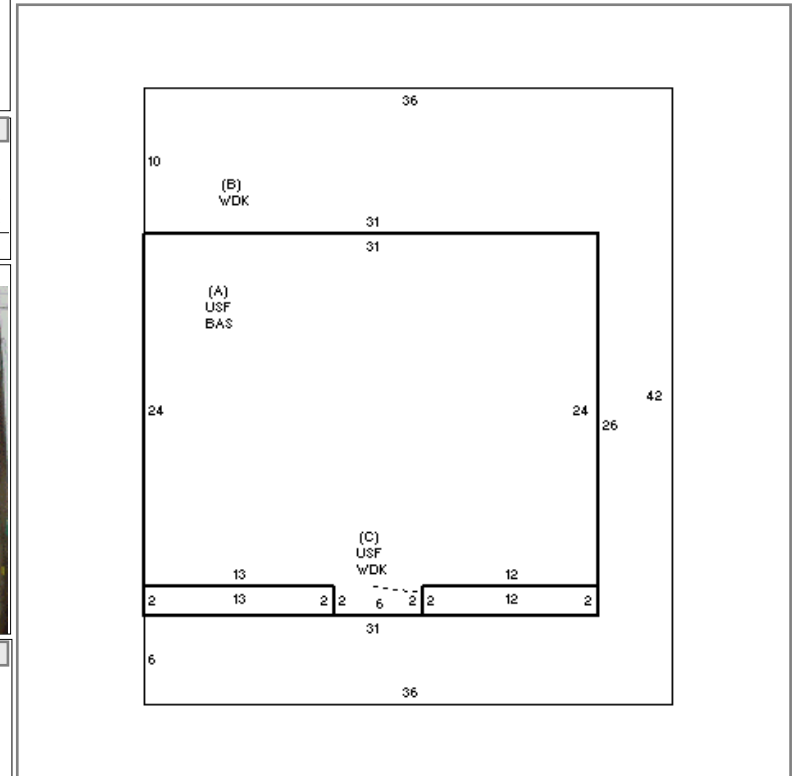
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/13/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/11/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	376,294	
NET AREA	1,562	DETAIL ADJ	0.980	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	756	1978	228.38	172,654	CONDITION ELEM	CD	
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	806	1978	207.69	167,395	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	756		42.24	31,933	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN		
				FLOOR COVER	14	COMB	1.00									BATHS		
				INT FINISH	2	DRYWALL	1.00									HEAT		
				HEATING/COOLING	99	N/A	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		5	\$4,312															
# UNITS		1	1.00															



EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	4 PARTIAL HEAT
ECON	0
DEPR	29 % GD 71
RCNLD	\$267,200