

Key: 7136

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.819

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOYLE ROSEMARY F 254 CENTRAL AVE MARSHFIELD, MA 02050				69-1-28-0				254 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOYLE ROSEMARY F				07/20/2022	F	1 (134200)					
BOYLE ROSEMARY F TR				06/01/2014	F	1 (120500)					
BOYLE ROSEMARY F & JOSEPH				06/10/1987	QS	55,000 (75347)					

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 %
11-474	08/04/2011	3	ALTERATIONS	62,524	09/04/2012	SJ	100 100
92-882	12/28/1992	3	ALTERATIONS				100 100
91-771	11/26/1991	3	ALTERATIONS				100 100
91-682	11/20/1991	3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100

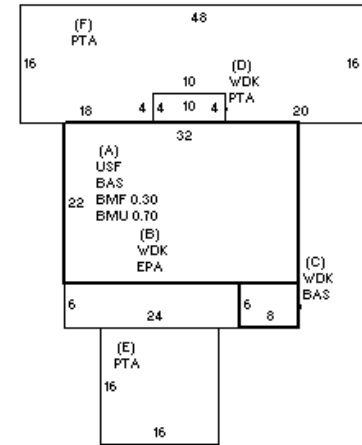
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,500 HUM	1.00	100	1.00	100	1.00	748,000	3.41	100	1.00	WF7 1.70	615,680

TOTAL	10,500 SF	ZONING		FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	615,700	526,800			
Inf1	FACTOR 100		BUILDING	338,200	316,400			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	953,900	843,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
FY 18... KIT./BATH/HEAT UPDATED/FIN. BSMT. PER MLS



BUILDING	CD	ADJ	DESC	MEASURE	10/14/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/14/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/10/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,456	DETAIL ADJ	1.020
\$NLA(RCN)	\$273	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	397,922
A	BMU	N	BSMT UNFINISHED	493		52.84	26,048	CONDITION ELEM CD	
A	BMF	N	BSMT FINISH-SEP	211		74.17	15,650	EXTERIOR	G
A	USF	L	UPPER STORY FIN	704	1968	199.84	140,684	INTERIOR	V
B	EPA	N	ENCLOSED PORCH	144		90.20	12,989	KITCHEN	V
+	WDK	N	WOOD DECK	232		38.40	8,909	BATHS	V
+	BAS	L	BASE AREA	752	1968	219.75	165,249	HEAT	U
+	PTA	N	PATIO	1,024		14.90	15,258	ELECT	
	F21	O	FPL 2S 1OP	1		8,239.00	8,239		

EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$338,200