Key: 7144

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,826

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TOMLINSON TRACY &	69-1-36-0	238 CENTRAL AV
GARASCIA KERI		
238 CENTRAL AV		
MARSHFIELD, MA 02050		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TOMLINSON TRACY &	05/30/2017	QS	785,000	(125213)
GOSS DAVID M & HEATHER M	04/06/2009	F	-100	(113162)
GOSS DAVID M, TR	08/14/2008	QS	800,000	(112343)

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

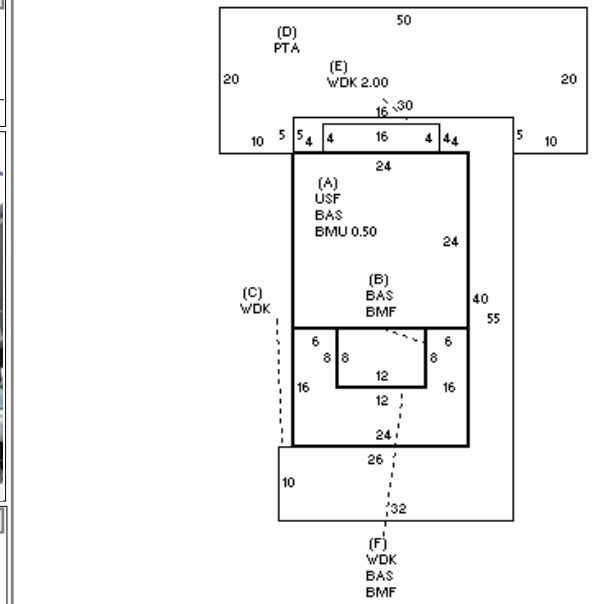
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		1	NEW CONST		06/12/2023	JD	100	100
23-252	03/27/2023	3	ALTERATIONS	12,950	06/12/2023	JD	100	100
19-499	07/11/2019	3	ALTERATIONS	7,650	08/12/2020	JD	100	100
08-573	11/20/2008	3	ALTERATIONS	4,000	09/08/2009	SJ	100	100
		6	CYCL GROWTH		03/20/2006	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,500	HUM 1.00	100 1.00	100 1.00	748,000	1.68	100 1.00	WF7 1.70			648,240

TOTAL	22,521 SF	ZONING		FRNT	59
Ngh	HUMAROCK	NOTE	c/w 69-1-36a		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	648,200	554,600
BUILDING	372,200	336,600
DETACHED	95,900	4,400
OTHER	0	0
TOTAL	**1,116,300**	**895,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	10 0.90			1	5,181.80	4,700
PPD	A 1.00	10 0.90	150X4	2023	600	168.93	91,200

PHOTO 06/12/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/12/2023	JD
LIST	6/12/2023	EST
REVIEW	8/11/2020	JD

YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	1,536	DETAIL ADJ	1.030
$NLA(RCN)	$303	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$8,158
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	288		59.09	17,018
+	BAS	L	BASE AREA	960	1951	240.99	231,347
A	USF	L	UPPER STORY FIN	576	1951	219.15	126,231
+	BMF	N	BSMT FINISH-SEP	384		82.95	31,854
+	WDK	N	WOOD DECK	870		42.24	36,749
D	PTA	N	PATIO	850		16.39	13,932

TOTAL RCN 465,287

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE 2002 / 20

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $372,200