

Key: 7208

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.890

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MULKERN JOSEPH J & PAULA T 252 HOLLY ROAD MARSHFIELD, MA 02050				70-1-19-0				184 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MULKERN JOSEPH J & PAULA				12/23/2021	V	625,000	(133225)				
DONATO MICHAEL J				06/04/2010	V	1	(114744)				
DONATO MICHAEL J & KAREN				09/26/2008	V	10	(112498)				


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	%
22-0332	03/31/2022	3	ALTERATIONS	6,000	06/15/2022	JD	100	100
92-334	04/28/1992	3	ALTERATIONS				100	100
91-704	11/21/1991	3	ALTERATIONS				100	100

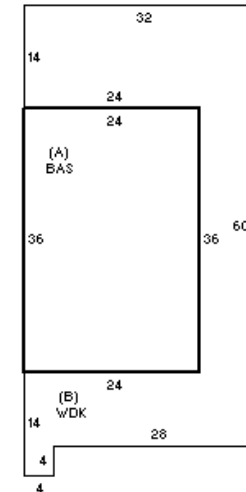
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,250	HUM 1.00	100	1.00	100	1.00	748,000	2.95	100	1.00	WF7 1.70	621,150

TOTAL	12,240 SF	ZONING	FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	621,200	531,500
Inf1	FACTOR 100		BUILDING	177,900	158,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	799,100	689,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/15/2022
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/10/2011	ER
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	FY12 FR- COTT/BUNG TO RANCH		

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YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	222,389	
NET AREA	864	DETAIL ADJ	0.824	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	864	1978	206.18	178,140	CONDITION ELEM	CD	
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	WDK	N	WOOD DECK	1,072		38.40	41,165	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00		ODS	O	OUT DOOR SHOWER	1		1,106.00	1,106	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	G	
				FLOOR COVER	14	COMB	1.00									BATHS	G	
				INT FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT	A	
				FUEL SOURCE	3	ELECTRIC	1.00									EFF.YR/AGE 2002 / 20		
																COND	18	18 %
																FUNC	0	
																ECON	0	
																DEPR	20	% GD 80
																RCNLD		\$177,900