Key: 7225

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,907

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GOODWIN MARY A 12 BIRCH ST MILLIS, MA 02054	70-2-9-0	160 CENTRAL AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GOODWIN MARY A	12/31/2009	F	10	38095-350
GOODWIN ANGELA M & MARY	07/01/1996	F	-100	14482-165
BRUNO LOUIS J &	06/30/1983	XX		5389-201

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

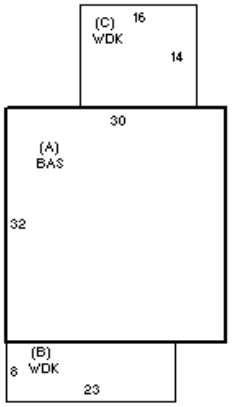
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,318	HUM 1.00	100 1.00	100 1.00	550,000	7.96	100 1.00	RV2 1.25			434,180

TOTAL	4,318 SF	ZONING		FRNT	99
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	434,200	394,700
BUILDING	63,600	62,800
DETACHED	0	0
OTHER	0	0
TOTAL	**497,800**	**457,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/23/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/4/2010	PL
LIST	12/4/2010	EST
REVIEW	3/10/2011	ER

BLDG COMMENTS

FY12 FR- COTT/BUNG TO RANCH

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	0.686
$NLA(RCN)	$184	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,646
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	960	1940	165.87	159,232
+	WDK	N	WOOD DECK	408		38.40	15,667

TOTAL RCN	176,545

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70	
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36
RCNLD		$63,600