

Key: 1148

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.097

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH PHILIP M & PAULA L PO BOX 205 SCITUATE, MA 02066				48-2-54-H				9 EDGEWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNCH PHILIP M & PAULA L				04/17/2001	F	(99111)					
LYNCH PHILIP M & MANKEWIC				07/26/1996	QS	178,000	(L00089963)				
KELLY GERARD & TERESA				08/31/1990	QS	183,000	80574-0				

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	%
		3	ALTERATIONS		03/29/2004	PJB	100	100
		2	ADDITIONS				100	100

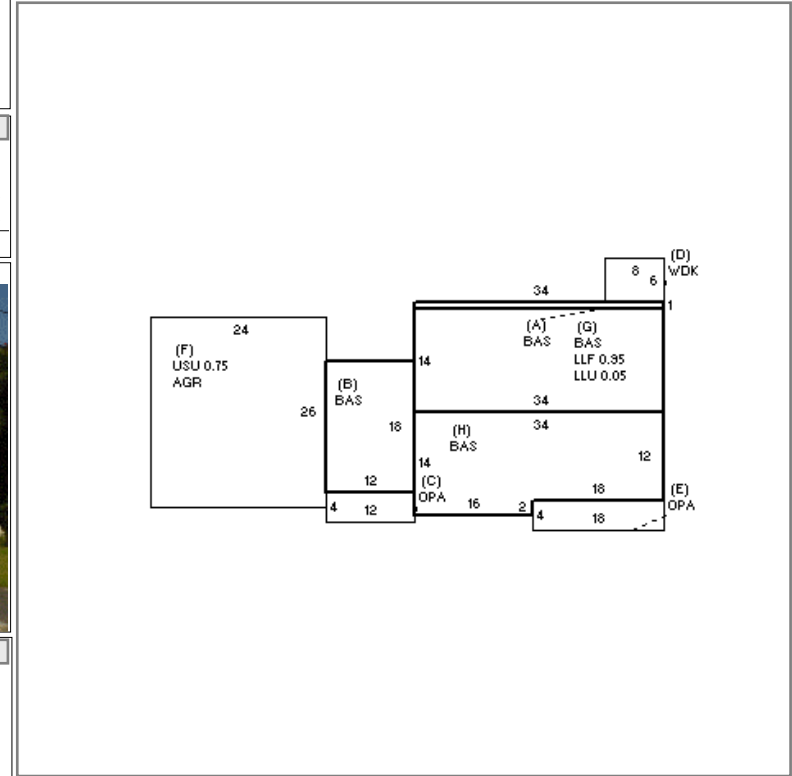
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,010	SC	1.00	100	1.00	100	1.00	R03	0.90		339,970

TOTAL	20,010 SF	ZONING	FRNT	128	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,200
Inf1	FACTOR 100		BUILDING	313,600	282,800		
Inf2	PHY 100		DETACHED	8,800	8,000		
			OTHER	0	0		
					<b>TOTAL</b>	<b>662,400</b>	<b>617,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 VINYL STEEL	1979	8,000	1.10	8,800



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/23/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/15/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	418,100		
NET AREA	1,618	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,166	1964	219.59	256,043	CONDITION ELEM CD			
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	OPA	N	OPEN PORCH	120		56.65	6,798	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	48		42.24	2,027	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	F	AGR	N	ATT GARAGE	624		46.08	28,756	KITCHEN			
				FLOOR COVER	99	N/A	1.00	F	USU	N	UPPER STORY UNF	468		88.02	41,195	BATHS			
				INT FINISH	99	N/A	1.00	G	LLU	N	LOWER LEVEL UNF	24		63.75	1,530	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00	G	LLF	L	LOWER LEVEL FIN	452	1964	151.46	68,462	ELECT			
				FUEL SOURCE	99	N/A	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009				
																	EFF.YR/AGE	1990 / 32	
																	COND	25 25%	
																	FUNC	0	
																	ECON	0	
																	DEPR	25 % GD 75	
																	RCNLD	\$313,600	