

Key: 1929

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.853

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FLANAGAN THOMAS P & JULIE S S/O FLANAGAN THOMAS 11 LAUREL DR SCITUATE, MA 02066				30-2-13-L				11 LAUREL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLANAGAN THOMAS				09/12/2023	A	1	58267-299				
FLANAGAN THOMAS P & JULIE				08/30/2006	QS	585,000	33282-205				
PLATT DANIEL T & JENNIFER				06/06/2003	QS	540,000	25372-14				

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 %
00-010	01/18/2000	3	ALTERATIONS				100 100
91-129	04/01/1991	3	ALTERATIONS				100 100

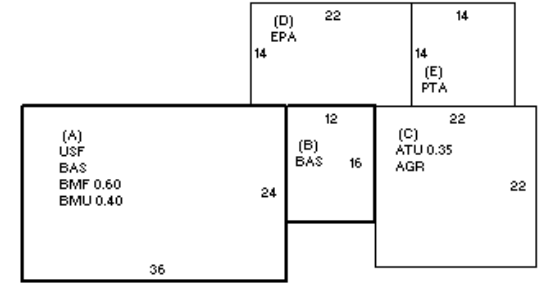
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.038	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	750

TOTAL	41,650 SF	ZONING	FRNT	193	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	IN M35. . . .		LAND	404,800	368,000
Infl1	FACTOR 100		BUILDING	377,200	348,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	782,000	716,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/20/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/24/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW.

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YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	509,695
NET AREA	1,920	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	346		49.26	17,043		
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	518		69.15	35,818		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	864	1963	188.30	162,691		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,056	1963	207.06	218,656		
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	484		44.45	21,515		
				INT FINISH	99	N/A	1.00	C	ATU	N	ATTIC UNF	169		37.00	6,253		
				HEATING/COOLING	2	HOT WATER	1.02	D	EPA	N	ENCLOSED PORCH	308		90.20	27,782		
				FUEL SOURCE	99	N/A	1.00	E	PTA	N	PATIO	196		14.90	2,920		
									F22	O	FPL 2S 2OP	1		11,305.00	11,305		
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$377,200