

Key: 2037

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.965

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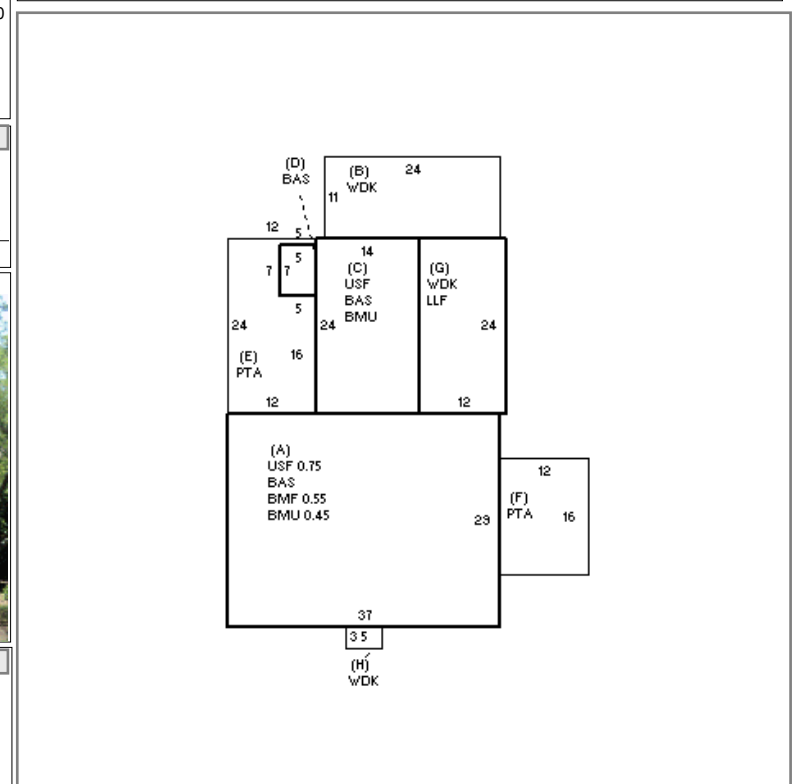
CURRENT OWNER				PARCEL ID				LOCATION				
RYNNE CHRISTOPHER W & SUZANNE F				52-1-11-0				53 CORNET STETSON RD				
53 CORNET STETSON ROAD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				RYNNE CHRISTOPHER W				06/21/1985	QS	196,000	6163-174	
				MORIN DAVID P & ELLEN L				09/25/1980	XX	4884-65		
				TILEY DAVID C & CAROLYN H				01/01/1970	XX	3521-565		
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.043	WS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	720

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 %
19-612	08/22/2019	3	ALTERATIONS	37,800	07/27/2020	JD	100 100
18-599	09/05/2018	3	ALTERATIONS	20,980	08/26/2019	JD	100 100
04-795	12/02/2004	3	ALTERATIONS	85,000	08/02/2005	SJ	100 100
94-291	06/30/1994	3	ALTERATIONS				100 100
94-197	05/23/1994	3	ALTERATIONS				100 100

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TOTAL	41,861 SF	ZONING	FRNT	244	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E C/W 12...			LAND	344,200	294,500
Inf1	FACTOR 100				BUILDING	601,700	535,300
Inf2	PHY 100				DETACHED	20,000	18,900
					OTHER	0	0
					<b>TOTAL</b>	<b>965,900</b>	<b>848,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	60 0.40 GARAGE		324	42.50	5,500
S/V	A	1.00	SV 1.00 SHED		200	1.10	200
SHF	G	1.20	20 0.80 27X13		351	13.47	3,800
OPA	G	1.20	20 0.80 27X8		216	33.37	5,800
HTB	A	1.00	10 0.90		1	5,181.80	4,700



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BUILDING	CD	ADJ	DESC	MEASURE	7/27/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/27/2020	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	8/26/2019	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1730	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	884,785			
NET AREA	2,873	DETAIL ADJ	1.184	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	819		51.88	42,493	CONDITION ELEM	CD			
\$NLA(RCN)	\$308	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BMF	N	BSMT FINISH-SEP	590		72.83	42,972	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,141	1730	245.95	280,626	INTERIOR	A			
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	WOOD DECK	567		46.08	26,128	KITCHEN	G			
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,444	1730	270.45	390,534	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	+	PTA	N	PATIO	445		17.88	7,957	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02	G	LLF	L	LOWER LEVEL FIN	288	1730	186.55	53,725	ELECT	A			
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887					
													F22	O	FPL 2S 2OP	1	13,566.00	13,566		
													GFP	O	GAS FIREPLACE	1	6,667.20	6,667		
				EFF.YR/AGE 1971 / 51																
				COND 32 32 %																
				FUNC 0																
				ECON 0																
				DEPR 32 % GD 68																
				RCNLD \$601,700																