Key: 2045

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,971

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYNCH SIOBBAN & DAKIN JAMES **9 GRIDLEY BRYANT RD** **SCITUATE, MA 02066**	**20-4-6-K**	**9 GRIDLEY BRYANT RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYNCH SIOBBAN & DAKIN JAM	06/07/2021	F	100	55105-47
LYNCH SIOBHAN	09/12/2005	QS	375,000	31316-276
SHEEHY DANIEL P JR & ANNE	02/11/1988	QS	209,000	8285-151

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

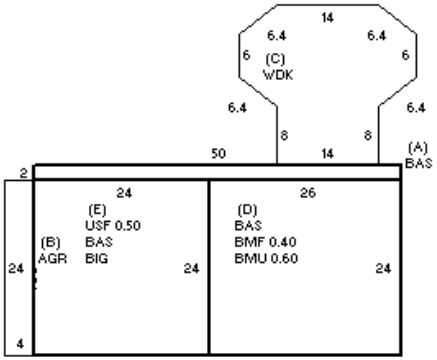
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		09/20/2006		100	100
92-857	12/01/1992	3	ALTERATIONS				100	100
91-205	05/01/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,002	NS 1.00	100 1.00	100 1.00	374,000	1.87	100 1.00	R03 0.85			321,070

TOTAL	20,002 SF	ZONING		FRNT	271
Ngh	NO. SCITUATE	NOTE	IN M13. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	321,100	309,100
BUILDING	360,100	324,700
DETACHED	0	0
OTHER	0	0
TOTAL	**681,200**	**633,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/02/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/23/2010	PL
LIST	8/23/2010	EST
REVIEW	3/25/2011	KT

BLDG COMMENTS
OTHER FIX=SINK
SALES REVIEW

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,588	DETAIL ADJ	1.020
$NLA(RCN)	$302	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	$6,283
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,300	1974	236.99	308,088
B	AGR	N	ATT GARAGE	96		45.41	4,359
C	WDK	N	WOOD DECK	408		42.24	17,234
D	BMU	N	BSMT UNFINISHED	374		60.81	22,741
D	BMF	N	BSMT FINISH-SEP	250		85.36	21,340
E	BIG	N	BUILT-IN GARAGE	576		46.31	26,676
E	USF	L	UPPER STORY FIN	288	1974	215.52	62,069
	F12	O	FPL 1S 2OP	1		11,381.70	11,382

TOTAL RCN	480,172
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$360,100