

Key: 2434

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.346

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
FLYNN CHARLES TR & PHYLLIS TR 206 LINDEN PONDS WAY UNIT 436 HINGHAM, MA 02043				27-3-10-0				11 TARA RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
FLYNN CHARLES TR & PHYLLIS TR				08/05/2016	F	1 47286-261						
FRANK MARGARET C (LIFE IN				01/01/1983	QS	5343-466						
				03/18/1982	XX	5125-427						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,082	NS 1.00	100	1.00	374,000	1.71	100	1.00	R03 0.85		323,620

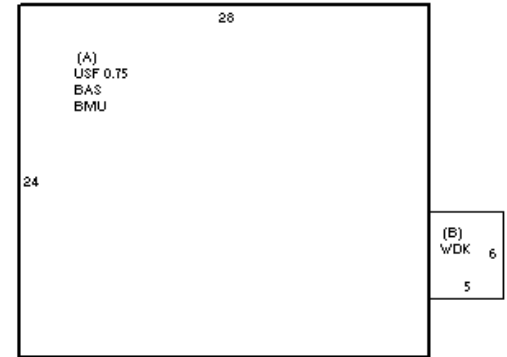
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-495	08/11/2011	3	ALTERATIONS	3,000	07/10/2012	SJ	100	100

LAND

TOTAL	22,082 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	323,600	311,500
Infl1	FACTOR 100		BUILDING	254,500	229,600		
Infl2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	580,600	543,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		300	1.10	300
S/V	A	1.00	SV 1.00 STUDIO		2,000	1.10	2,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2012	SJ
MODEL	1		RESIDENTIAL	LIST	7/10/2012	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/29/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	339,341
NET AREA	1,176	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	672		53.72	36,100	CONDITION ELEM	CD
\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	672	1982	255.20	171,496	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	504	1982	232.08	116,968	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	30		38.40	1,152	KITCHEN	
				FLOOR COVER	99	N/A	1.00	F21	O	O	FPL 2S 10P	1		8,239.00	8,239	BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		5	1.00														
BEDROOMS		2	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$5,386														
# UNITS		1	1.00														
EFF.YR/AGE 1990 / 32																	
COND 25 25 %																	
FUNC 0																	
ECON 0																	
DEPR 25 % GD 75																	
RCNLD \$254,500																	