

Key: 2436

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.348

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLYNN GRANT W & GRIDSKA 16 TARA RD SCITUATE, MA 02066				27-5-1-0				16 TARA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FLYNN GRANT W & GRIDSKA				07/10/2007	A	1 34794-276					
FLYNN CHARLES W & PHYLLIS				03/18/1982	QS	5125-426					
FRANK LOUIS G AND MARGARE				01/01/1947	XX	1905-298					

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	%
08-127	04/01/2008	1	NEW CONST	45,000	06/09/2008	SJ	100	100
08-127	04/01/2008	1	NEW CONST		05/26/2009	SJ	100	100
08-127	04/01/2008	1	NEW CONST		07/15/2010	SJ	100	100
		5	SPLIT/SUB/LA				100	100

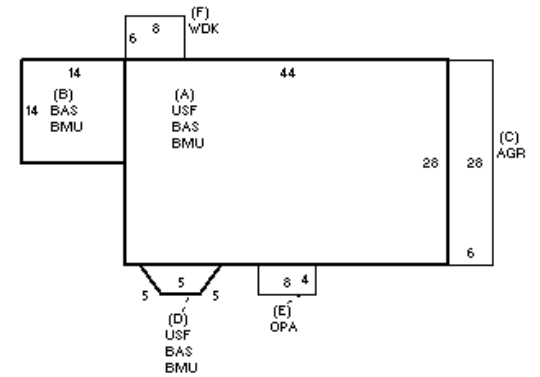
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.809	NS 1.00	100	1.00	8,415	1.00	W50	0.50	R02	0.85	6,810

TOTAL	1.727 Acres	ZONING	FRNT	355	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	350,200	337,500
Infl1	FACTOR 100				BUILDING	473,500	444,600
Infl2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	823,700	782,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2009	SJ
MODEL	1		RESIDENTIAL	LIST	5/26/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY123 FR- VG TO PLUS

G

YEAR BLT	2009	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	614,901		
NET AREA	2,724	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,460		42.90	62,634				
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,460	2009	197.37	288,154				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,264	2009	179.48	226,866				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	168		65.89	11,069				
				FLOOR COVER	99	N/A	1.00	E	OPA	N	OPEN PORCH	32		51.50	1,648				
				INT FINISH	99	N/A	1.00	F	WDK	N	WOOD DECK	48		38.40	1,843				
				HEATING/COOLING	9	WARM/COOL AIR	1.03		BMG	O	BSMT GARAGE	2		2,491.00	4,982				
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	2		5,556.50	11,113				
																		TOTAL RCN	614,901
																		CONDITION ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	2009 / 13
																		COND	13 13 %
																		FUNC	10 part. int. unf.
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$473,500