

Key: 2602

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.509

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SWEET PEA REAL ESTATE LLC C/O RICHARD FLYNN 1000 CAROLINA CIRCLE S.W. VERO BEACH, FL 32962				7-8-8-0				31 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SWEET PEA REAL ESTATE LLC				10/07/2021	F	1	55803-151				
FLYNN RICHARD C				09/02/2009	QS	430,000	37684-112				
BAMFORD EDWARD & GLORIA				10/02/1989	QS	286,000	9385-115				

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	%
20-409	07/16/2020	3	ALTERATIONS	62,500	06/07/2021	JD	100	100
12=357	06/29/2012	3	ALTERATIONS	15,000	06/13/2013	SJ	100	100
11-099	03/08/2011	3	ALTERATIONS	5,000	06/14/2011	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,382	NS	1.00	100	1.00	100	1.00	R05	1.20		476,390

DETACHED

TOTAL	34,382 SF	ZONING	FRNT	209	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	476,400	433,100
Inf1	FACTOR 100		BUILDING	326,900	290,800		
Inf2	PHY 100		DETACHED	66,800	63,600		
			OTHER	0	0		
			<b>TOTAL</b>	<b>870,100</b>	<b>787,500</b>		

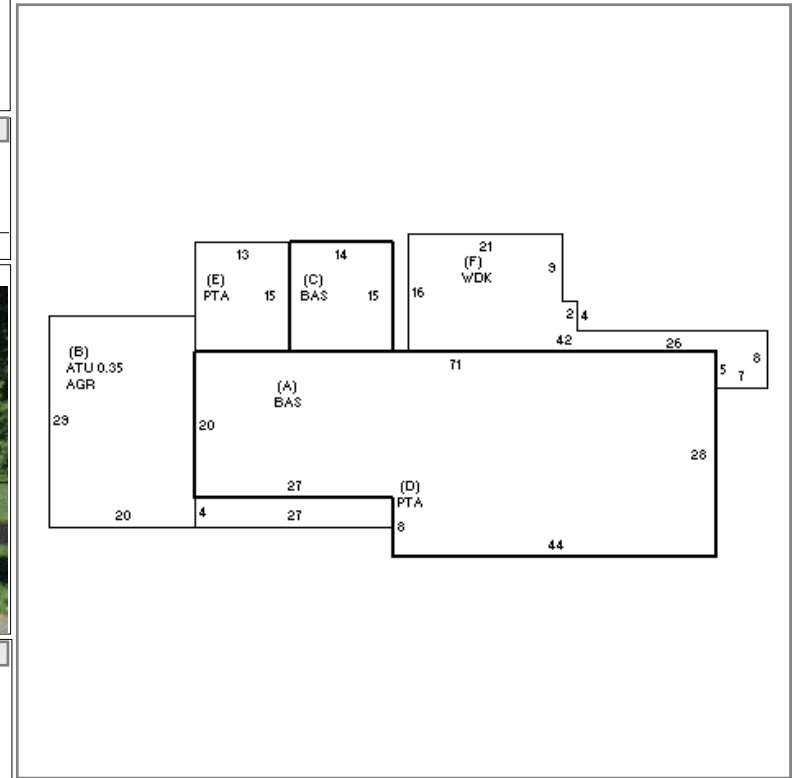
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200
S/V	A	1.00	SV 1.00 SHED		300	1.10	300
GFL	G	1.20	10 0.90 BARN 37X21	2021	777	94.83	66,300



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/7/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/7/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



G

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	441,801		
NET AREA	1,982	DETAIL ADJ	0.839	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,982	1951	186.38	369,398	CONDITION ELEM	CD		
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	AGR	N	ATT GARAGE	580		46.86	27,179	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	ATU	N	ATTIC UNF	203		40.70	8,262	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	PTA	N	PATIO	303		16.39	4,967	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	F	WDK	N	WOOD DECK	463		42.24	19,557	BATHS	G		
				INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1		8,009.10	8,009	BATHS	G			
				HEATING/COOLING	11	HW/COOL AIR	1.04	GEN	O	GENERATOR	1		0.00		HEAT	U			
				FUEL SOURCE	1	OIL	1.00								ELECT	A			
																		EFF.YR/AGE	1984 / 38
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$326,900