

Key: 3121

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.029

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PEINERT DIANE M TR & RICHARD A TR 3 ROURK LN LYNNFIELD, MA 01940				8-6-14-F				28 OCEAN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PEINERT DIANE M TR & RICHARD A TR				11/03/2017	F	1	49136-230				
PEINERT DIANE M				11/28/1988	QS		8849-98				
PEINERT RICHARD A AND DIA				01/01/1985	QS	207,500	6256-153				

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	%
05-791	11/28/2005	3	ALTERATIONS	70,000	05/22/2006	SJ	100	100

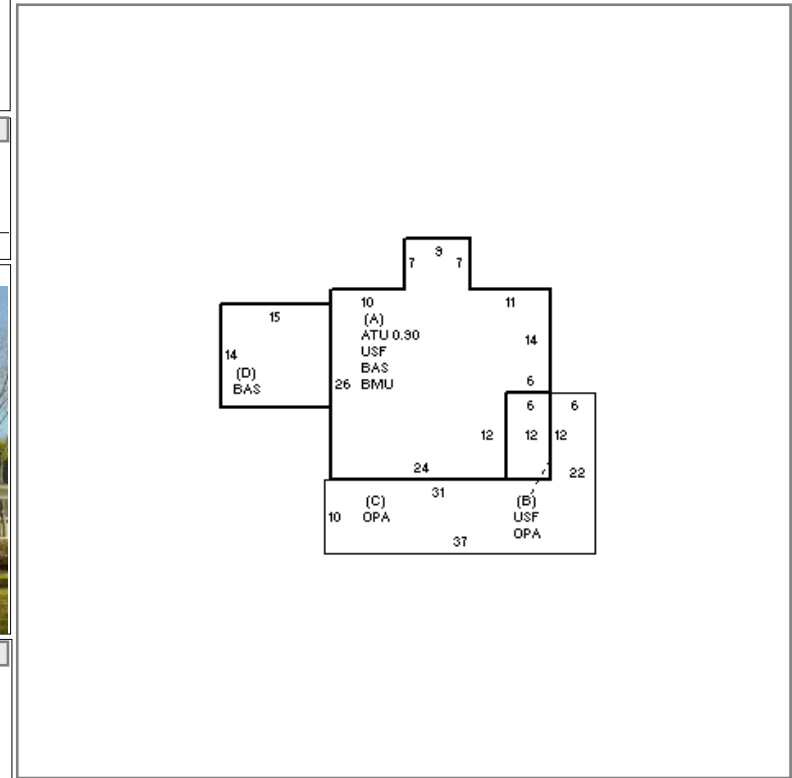
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,675	MB	1.00	1.00	1,100,000	1.99	100	1.00	R07	2.50	939,460

TOTAL	18,687 SF	ZONING		FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE	.....	LAND	939,500	854,100		
Inf1	FACTOR 100		BUILDING	234,800	220,400			
Inf2	PHY 100		DETACHED	8,400	8,000			
			OTHER	0	0			
				TOTAL	1,182,700	1,082,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	L	0.80	60 0.40 GARAGE/LOFT		520	40.44	8,400



BLDG COMMENTS  
OTHER FIX=W/C



BUILDING	CD	ADJ	DESC	MEASURE	3/13/2012	PL
MODEL	1		RESIDENTIAL	LIST	3/13/2012	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/5/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,824	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	771		61.38	47,326
\$NLA(RCN)	\$358	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	843	1910	273.97	230,954
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	A	ATU	N	ATTIC UNF	694	44.40	30,814
STORIES	2.9	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	514		61.80	31,765	
ROOMS	7	1.00	FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	981	1910	301.26	295,540	
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00		F31	O	FPL 3S 1OP	1		11,036.40	11,036	
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02									
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00									
TOT FIXTURES	4	\$4,700													
# UNITS	1	1.00													

TOTAL RCN	652,135
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64%
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$234,800