

Key: 3280

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.162

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH JESSICA M 1 WINSLOW AV SCITUATE, MA 02066				28-14-3-0				1 WINSLOW AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNCH JESSICA M				05/13/2021	QS	475,000	54964-60				
GRANATA LINO				06/09/2017	L	285,000	48526-116				
US BANK TRUST NA				01/19/2017	L	297,774	48022-345				

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	%
21-608	06/11/2021	3	ALTERATIONS	20,000	06/28/2022	JD	100	100
00-464	09/30/2000	3	ALTERATIONS				100	100
89-257	05/01/1989	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,525 OS	1.00	100	1.00	440,000	6.29	100	1.00	R08	1.00	350,970

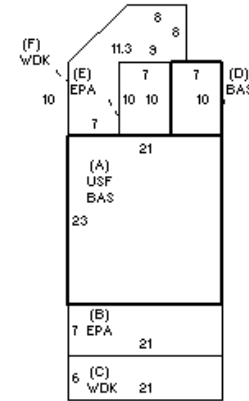
TOTAL	5,525 SF	ZONING	FRNT	160	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	351,000	319,100
Inf1	FACTOR 100		BUILDING	230,100	204,600		
Inf2	PHY 100		DETACHED	3,100	2,900		
			OTHER	0	0		
					TOTAL	584,200	526,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 65 0.35	GRG 20 X 10		200	43.80	3,100



PHOTO 03/27/2023

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/28/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,036	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	553	1925	288.98	159,807
\$NLA(RCN)	\$317	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	483	1925	262.80	126,931
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	217		90.20	19,573
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	292		38.40	11,213
				FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	328,701	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	U
		ELECT	A
EFF.YR/AGE		1973 / 49	
COND	30	30	%
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD	\$230,100		