

Key: 3869

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.689

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLYNN LAWRENCE J TR 51 TURNER RD SCITUATE, MA 02066				34-7-11-0				6 FOURTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLYNN LAWRENCE J TR				08/27/2015	QS	330,000	(122323)				
KD PROJECTS LLC				03/05/2012	S		(117143)				
DEUTSCHE BANK NATIONAL TR				07/12/2011	L	236,000	(116255)				

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	%
12-352	06/25/2012	3	ALTERATIONS	13,000	07/10/2013	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	OS 1.00	100	1.00	100	1.00	440,000	6.92	100	1.00	R08 1.00	349,460

TOTAL	5,009 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Inf1	FACTOR 100		BUILDING	179,800	160,000		
Inf2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
			TOTAL	529,400	477,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100



BUILDING	CD	ADJ	DESC	MEASURE	10/14/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/14/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	246,333		
NET AREA	960	DETAIL ADJ	1.075	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	768	1951	259.92	199,620	CONDITION ELEM	CD		
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	ATF	L	ATTIC FINISH	192	1951	167.94	32,244	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	120		38.40	4,608	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN			
				FLOOR COVER	14	COMB	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT			
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1980 / 42
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$179,800

