Key: 4038

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,856

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYNCH MARGARET H TR C/O KATHY DELLAQUILA 15 OLD TANNERY LN ROCKY HILL, CT 06067	38-7-2-A	15 OLD COLONY WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYNCH MARGARET H TR	09/25/2019	F	1	(129169)
LYNCH JOHN JR & MARGARET	01/01/1958	QS		(25536)

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	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,943	SC 1.00	100 1.00	100 1.00	396,000	1.97	100 1.00	R03 0.90			338,560

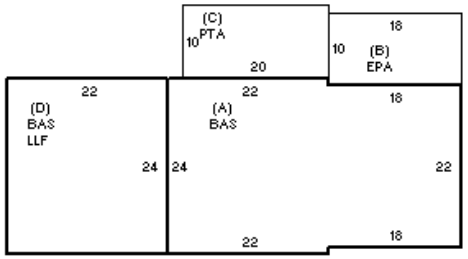
TOTAL	18,943 SF	ZONING		FRNT	377
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	338,600	324,900
BUILDING	274,700	269,100
DETACHED	1,200	5,200
OTHER	0	0
TOTAL	**614,500**	**599,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80			100	14.74	1,200

PHOTO 10/27/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/17/2010	PL
LIST	9/17/2010	EST
REVIEW	4/5/2011	ER

BLDG COMMENTS

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,980	DETAIL ADJ	1.000
$NLA(RCN)	$201	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,800
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,452	1957	201.95	293,226
B	EPA	N	ENCLOSED PORCH	180		90.20	16,236
C	PTA	N	PATIO	200		14.90	2,980
D	LLF	L	LOWER LEVEL FIN	528	1957	139.29	73,547
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	398,070
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$274,700