

Key: 4889

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.641

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYNAM HOWARD S & SHIRLEY 221 FIRST PARISH ROAD SCITUATE, MA 02066				44-3-69-0				221 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LYNAM HOWARD S & SHIRLEY				01/01/1970	QS	3542-490					
ROSSI ASCANIO M & MARGARE				01/01/1962	XX	2842-468					
FLETT GORDON H & KATHRYN				01/01/1956	XX	2436-109					

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	%
14-490	08/12/2014	3	ALTERATIONS	12,000	08/04/2015	SJ	100	100
98-371	07/23/1998	3	ALTERATIONS				100	100

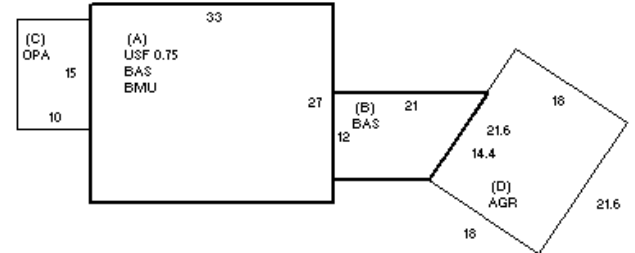
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,088	SC 1.00	100	1.00	396,000	1.09	100	1.00	R02	0.90	359,210

TOTAL	36,088 SF	ZONING	FRNT	163	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	359,200	344,700		
Infl1	FACTOR 100		BUILDING	209,800	195,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	569,000	539,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/4/2015
MODEL	1		RESIDENTIAL	LIST	8/4/2015
STYLE	4	1.10	CAPE [100%]	REVIEW	3/29/2011
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

BLDG COMMENTS	

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	476,899																																
NET AREA	1,763	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	891		48.79	43,475																																		
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	668	1950	210.79	140,805																																		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,095	1950	231.79	253,807																																		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	150		51.50	7,725																																		
				FLOOR COVER	14	COMB	1.00	D	AGR	N	ATT GARAGE	390		47.23	18,420																																		
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281																																		
				HEATING/COOLING	2	HOT WATER	1.02																																										
				FUEL SOURCE	99	N/A	1.00																																										
				<table border="1"> <tr> <th colspan="2">CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> <tr> <td>STORIES</td> <td></td> <td>1.75</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td></td> <td>6</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td></td> <td>3</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td></td> <td>2</td> <td>1.00</td> </tr> <tr> <td># 1/2 BATHS</td> <td></td> <td>0</td> <td>1.00</td> </tr> <tr> <td>TOT FIXTURES</td> <td></td> <td>6</td> <td>\$5,386</td> </tr> <tr> <td># UNITS</td> <td></td> <td>1</td> <td>1.00</td> </tr> </table>														CAPACITY		UNITS	ADJ	STORIES		1.75	1.00	ROOMS		6	1.00	BEDROOMS		3	1.00	BATHROOMS		2	1.00	# 1/2 BATHS		0	1.00	TOT FIXTURES		6	\$5,386	# UNITS		1	1.00
CAPACITY		UNITS	ADJ																																														
STORIES		1.75	1.00																																														
ROOMS		6	1.00																																														
BEDROOMS		3	1.00																																														
BATHROOMS		2	1.00																																														
# 1/2 BATHS		0	1.00																																														
TOT FIXTURES		6	\$5,386																																														
# UNITS		1	1.00																																														
																TOTAL RCN	476,899																																
																CONDITION ELEM	CD																																
																EXTERIOR																																	
																INTERIOR																																	
																KITCHEN																																	
																BATHS																																	
																HEAT																																	
																ELECT																																	
																EFF.YR/AGE	1956 / 66																																
																COND	56 56 %																																
																FUNC	0																																
																ECON	0																																
																DEPR	56 % GD 44																																
																RCNLD	\$209,800																																