

Key: 4904

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.654

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH MARK 206 FIRST PARISH RD SCITUATE, MA 02066				44-1-13-0				206 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LYNCH MARK				12/17/2003	QS	300,000		27240-96			
MATTHEWS P&T, LYNCH G & CO				06/28/1993	F	1 11983-250					
MATTHEWS LEO S & ALICE F				01/01/1947	XX	1942-321					

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 %
04-304	05/21/2004	7	OTHERS		07/27/2023	JD	100 100
98-545	10/26/1998	3	ALTERATIONS	2,000	08/10/2004	SJ	100 100
95-502	08/31/0958	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,295	SC 1.00	100	1.00	396,000	1.69	100	1.00	R02	0.90	342,920

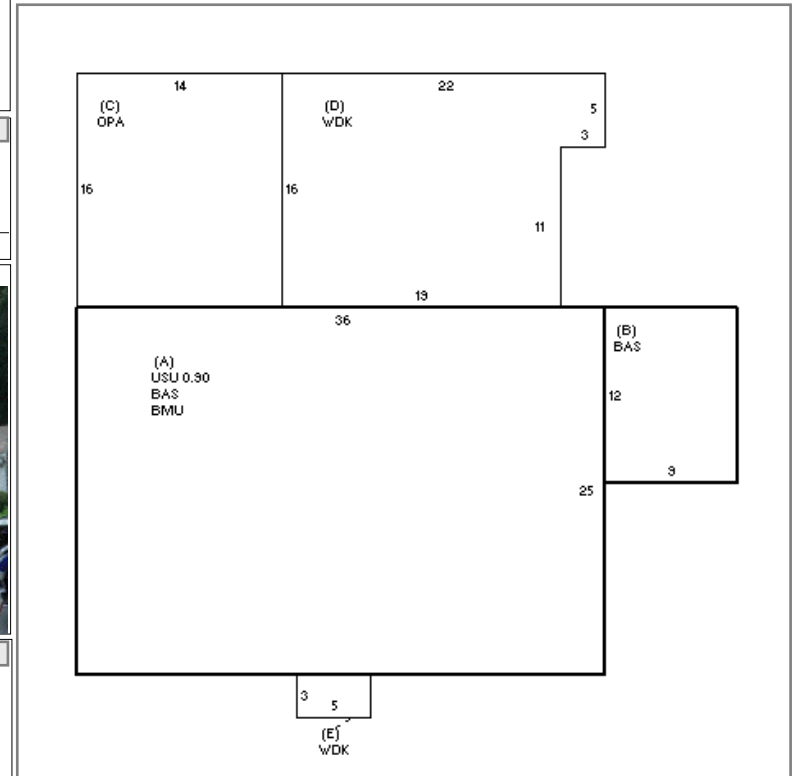
TOTAL	22,303 SF	ZONING	FRNT	606	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	342,900	329,100
Inf1	FACTOR 100		BUILDING	186,100	101,300		
Inf2	PHY 100		DETACHED	1,300	4,100		
			OTHER	0	0		
			TOTAL		530,300	434,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X12	1999	120	13.93	1,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/27/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1946	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,008	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	900		48.67	43,801
\$NLA(RCN)	\$355	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USU	N	UPPER STORY UNF	810		83.95	67,999
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,008	1946	209.43	211,101
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	224		51.50	11,536
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	334		38.40	12,826
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	357,950
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$186,100