

Key: 5257

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.003


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
FLYNN CHRISTOPHER J III & S/O FLYNN CHRISTOPHER J III & 24 BEAVER DAM RD SCITUATE, MA 02066				45-2-56-0				24 BEAVER DAM RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FLYNN CHRISTOPHER J III & FLYNN CHRISTOPHER J III & McTIGUE PAUL & JOAN G				03/09/2023	F	100	57729-187					
				01/14/2020	P	350,000	52225-91					
				01/23/1998	H	26,000	15826-236					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,596	HBR 1.00	100	1.00	616,000	2.88	100	1.00	R08	1.40	512,400

LAND

TOTAL	12,596 SF	ZONING	FRNT	104	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	512,400	432,500
Inf1	FACTOR 100				BUILDING	2,343,000	1,988,200
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	2,855,400	2,420,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/13/2022
									

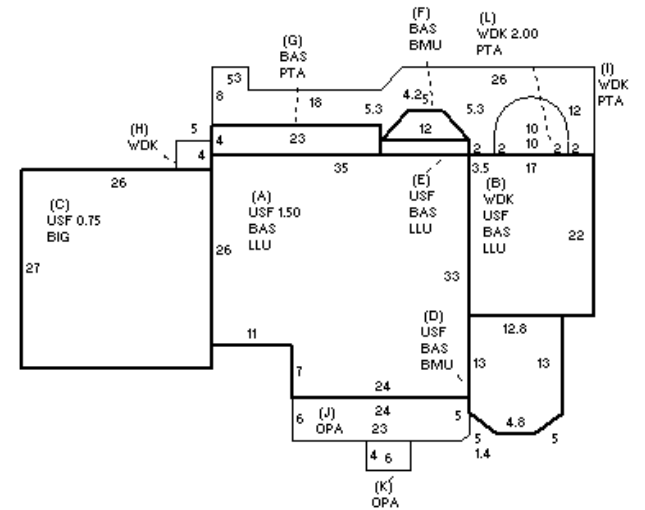


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	4/20/2021	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	4/13/2022	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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	%
20-834	11/24/2020	1	NEW CONST	700,000	04/20/2021	JD	100	40
20-834	11/24/2020	1	NEW CONST	700,000	04/13/2022	JD	100	100
SS-20-168	04/24/2020	5	SPLIT/SUB/LA				100	100



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YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,366,629
NET AREA	4,530	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,476		128.47	189,621		
\$NLA(RCN)	\$522	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,795	2021	442.51	794,300		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,735	2021	402.41	1,100,597		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	702		102.39	71,881		
				FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT UNFINISHED	227		113.67	25,803		
				INT FINISH	2	DRYWALL	1.00	+	PTA	N	PATIO	508		26.82	13,624		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	880		69.12	60,826		
				FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	168		92.70	15,574		
								+	ELV	O	ELEVATOR	1		72,385.20	72,385		
									GEN	O	GENERATOR	1		0.00			
																RCNLD	\$2,343,000

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99