

Key: 5389

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.120

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH PHILIP M & PAULA L & LYNCH MONA E PO BOX 205 SCITUATE, MA 02066				45-13-6-F				59 HAZEL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LYNCH PHILIP M & PAULA L				11/28/2007	F	1 (111354)					
LYNCH PHILIP M & PAULA L				11/16/2007	QS	349,900 (111316)					
ERDMAN DAVID L & MARGARET				07/08/1999	F	-100 (C95769)					

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	%
07-757	12/26/2007	3	ALTERATIONS	5,000	07/21/2008	SJ	100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,643	HBR 1.00	100	1.00	100	1.00	506,000	3.10	100	1.00	R03 1.15	418,940

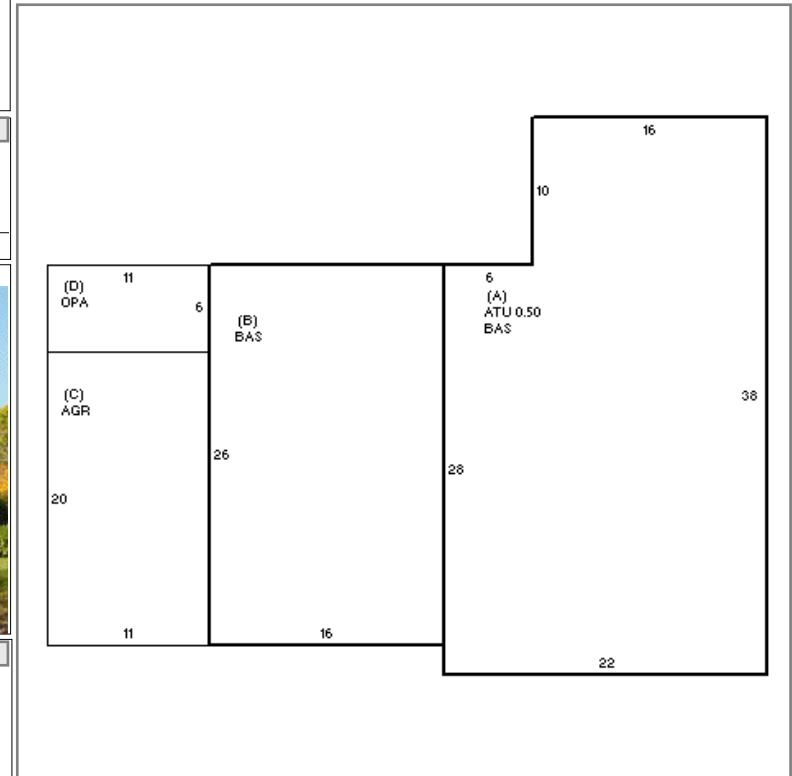
TOTAL	11,643 SF	ZONING		FRNT	213	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	418,900	380,900			
Inf1	FACTOR 100		BUILDING	158,800	147,600			
Inf2	PHY 100		DETACHED	200	200			
			OTHER	0	0			
			TOTAL	577,900	528,700			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/13/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/25/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	360,862	
NET AREA	1,192	DETAIL ADJ	1.065	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,192	1949	265.47	316,445	CONDITION ELEM	CD	
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	ATU	N	ATTIC UNF	388		40.70	15,792	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	220		63.94	14,066	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	66		56.65	3,739	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	FPL 1S 1OP	1		8,009.10	8,009	BATHS			
				INT FINISH	1	PLASTER	1.00								HEAT			
				HEATING/COOLING	2	HOT WATER	1.02								ELECT			
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1956 / 66
																	COND	56 56 %
																	FUNC	0
																	ECON	0
																	DEPR	56 % GD 44
																	RCNLD	\$158,800