

Key: 5395

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.126

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GRIFFIN THOMAS S & LYNNE R 7 WALNUT AVENUE SCITUATE, MA 02066				45-14-8-0				7 WALNUT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GRIFFIN THOMAS S & LYNNE				04/19/1991	QS	149,900		(81339)			
CRONIN JEAN				02/12/1990	QS			(C#3731)			
CRONIN JAMES J JR & MARGU				01/01/1966	QS	37313-					

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	%
99-278	06/07/1999	2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100

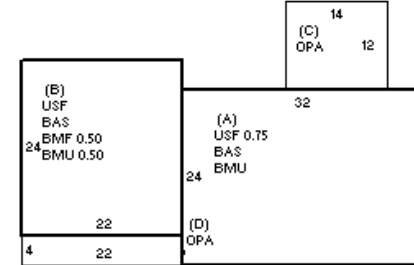
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,500	HBR 1.00	100	1.00	100	1.00	506,000	3.13	100	1.00	R03 1.15	418,630

TOTAL	11,500 SF	ZONING		FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	418,600	380,600			
Infl1	FACTOR 100		BUILDING	403,400	364,200			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>822,000</b>	<b>744,800</b>				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/13/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	584,595				
NET AREA	2,400	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,032		44.08	45,489	CONDITION ELEM	CD				
\$NLA(RCN)	\$244	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,296	1958	214.95	278,579	EXTERIOR					
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,104	1958	195.48	215,806	INTERIOR					
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BMF	N	BSMT FINISH-SEP	264		61.88	16,336	KITCHEN					
				FLOOR COVER	14	COMB	1.00	+	OPA	N	OPEN PORCH	256		51.50	13,184	BATHS					
				INT FINISH	1	PLASTER	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	HEAT					
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT					
				FUEL SOURCE	99	N/A	1.00														
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1972 / 50		
STORIES		1.75	1.00															COND	31 31 %		
ROOMS		8	1.00															FUNC	0		
BEDROOMS		4	1.00															ECON	0		
BATHROOMS		3	1.00															DEPR	31	% GD	69
# 1/2 BATHS		0	1.00															RCNLD	\$403,400		
TOT FIXTURES		9	\$7,920																		
# UNITS		1	1.00																		