

Key: 5409

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.140

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH RICHARD L & AGNES 2 LINDEN AVENUE SCITUATE, MA 02066				45-14-6-0				2 LINDEN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LYNCH RICHARD L & AGNES				01/01/1973	QS	(49639)					
KELLEY PAUL E AND MARY JA				01/01/1959	XX	(C00025894)					
BRAEMAR HOMES INC				01/01/1957	XX	117-124					

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	%
12-592	10/09/2012	3	ALTERATIONS	8,900	08/06/2013	SJ	100	100
08-441	09/15/2008	3	ALTERATIONS	5,000	08/04/2009	SJ	100	100
93-516	09/02/1993	3	ALTERATIONS				100	100
90-756	12/31/1990	3	ALTERATIONS				100	100

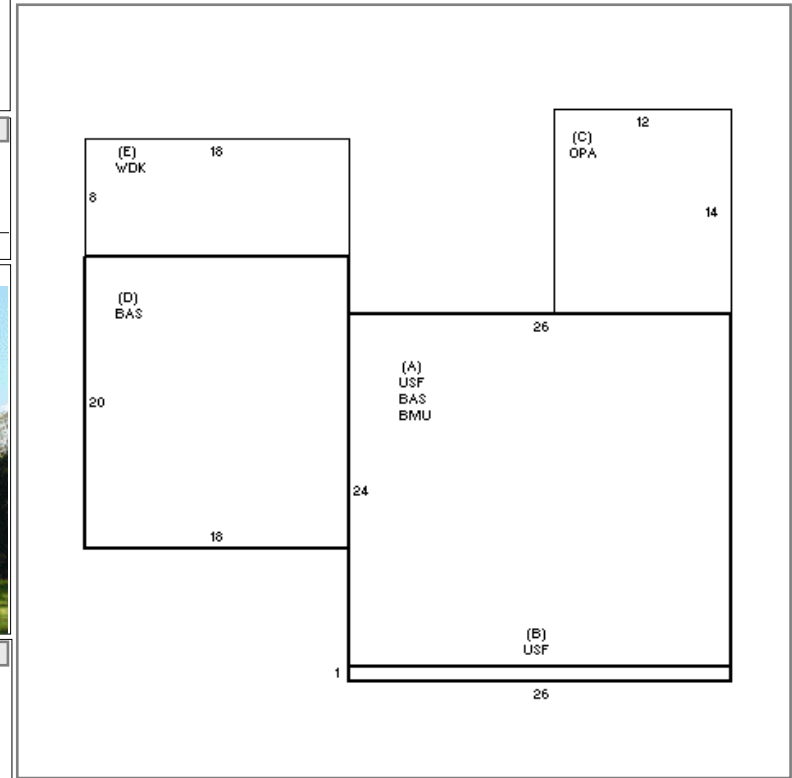
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,677	HBR 1.00	100	1.00	100	1.00	506,000	2.66	100	1.00	R03 1.15	423,030

TOTAL	13,677 SF	ZONING		FRNT	250	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	423,000	384,600			
Inf1	FACTOR 100		BUILDING	285,600	265,000			
Inf2	PHY 100		DETACHED	400	300			
			OTHER	0	0			
<b>TOTAL</b>			<b>709,000</b>	<b>649,900</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/13/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS	
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YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	391,286			
NET AREA	1,634	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		55.28	34,493	CONDITION ELEM	CD			
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	650	1957	190.74	123,982					
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	168		51.50	8,652					
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	984	1957	209.75	206,390					
				FLOOR COVER	14	COMB	1.00	E	WDK	N	WOOD DECK	144		38.40	5,530					
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239					
				HEATING/COOLING	1	FORCED AIR	1.00													
				FUEL SOURCE	99	N/A	1.00													
																		EXTERIOR		
																		INTERIOR		
																		KITCHEN		
																	BATHS			
																	HEAT			
																	ELECT			
																	EFF.YR/AGE	1980 / 42		
																	COND	27 27 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	27 % GD 73		
																	RCNLD	\$285,600		