

Key: 6082

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.783

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
FLANNERY JOHN P AND LYNN G				51-1-3-0				180 EDWARD FOSTER RD				
180 EDWARD FOSTER ROAD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)				
SCITUATE, MA 02066				FLANNERY JOHN P AND LYNN				01/14/1994 QS 355,000 12589-3				
				MILLS ALBERT E TR				01/07/1988 XX 8228-334				
				MILLS VIDA ESTHER				01/01/1928 XX 1552-110				
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,088 CLF	1.00	100	1.00	1,320,000	3.24	100	1.00	WV6	3.00	1,089,820

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	%
19-393	05/29/2019	2	ADDITIONS	100,000	08/21/2019	JD	100	80
19-393	05/29/2019	2	ADDITIONS	100,000	07/23/2020	JD	100	100
19-186	03/26/2019	3	ALTERATIONS	30,000	08/21/2019	JD	100	100
07-391	07/20/2007	2	ADDITIONS	35,000	07/29/2008	SJ	100	100
98-421	08/18/1998	3	ALTERATIONS				100	100

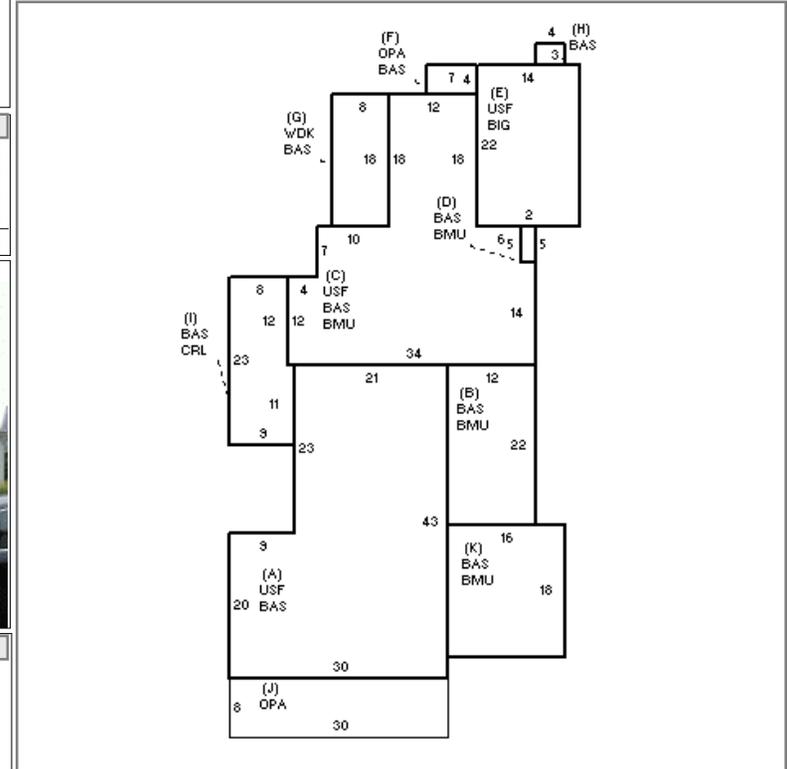
LAND

TOTAL	11,088 SF	ZONING	FRNT	145	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	1,089,800	990,700		
Inf1	FACTOR 100		BUILDING	1,261,100	1,121,400		
Inf2	PHY 100		DETACHED	7,600	7,200		
			OTHER	0	0		
			TOTAL	2,358,500	2,119,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	G	1.20	20 0.80		1	6,218.16	5,000
PTD	G	1.20	20 0.80	18X20	360	9.17	2,600



BUILDING	CD	ADJ	DESC	MEASURE	7/23/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/23/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/21/2019	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BLDG COMMENTS

BUILDING

YEAR BLT	1927	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,449,516
NET AREA	5,063	DETAIL ADJ	1.260	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	2,560	1927	270.92	693,556	CONDITION ELEM	CD
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,215	1927	246.37	545,716	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,386		50.62	70,160	INTERIOR	V
				ROOF COVER	2	WOOD SHINGLES	1.01	E	BIG	N	BUILT-IN GARAGE	308		77.08	23,741	KITCHEN	V
				FLOOR COVER	2	SOFTWOOD	1.00	G	WDK	N	WOOD DECK	144		46.08	6,636	BATHS	V
				INT FINISH	1	PLASTER	1.00	I	CRL	N	BSMT CRAWL	195		11.30	2,204	HEAT	U
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	OPA	N	OPEN PORCH	268		61.80	16,562	ELECT	U
				FUEL SOURCE	2	GAS	1.00	K	BAS	L	BASE AREA	288	2008	270.92	78,025		
									GEN	O	GENERATOR	1		0.00			
									ODS	O	OUT DOOR SHOWER	1		2,029.20	2,029		
													EFF.YR/AGE	2009 / 13			
													COND	13 13%			
													FUNC	0			
													ECON	0			
													DEPR	13 % GD 87			
													RCNLD	\$1,261,100			