

Key: 6083

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.784

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLANNERY JOHN P TRS 180 EDWARD FOSTER RD SCITUATE, MA 02066				51-1-4-0				178 EDWARD FOSTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLANNERY JOHN P TRS				10/26/2005	F	1	31596-288				
FLANNERY JOHN P & LYNN G				10/26/2005	F	1	31596-267				
FLANNERY JOHN P TRS				11/17/2003	QS	650,000	27042-215				

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	%
08-193		3	ALTERATIONS	10,000	07/28/2008	SJ	100	100
07-390	07/20/2007	3	ALTERATIONS	45,000	07/28/2008	SJ	100	100
04-478	07/22/2004	3	ALTERATIONS	30,000	08/01/2005	SJ	100	100

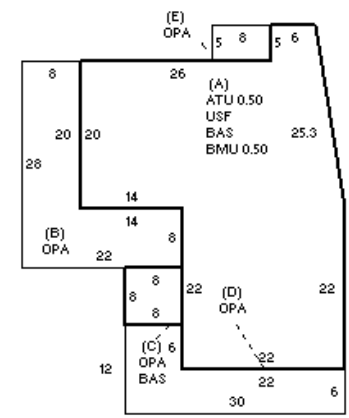
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,362	CLF	1.00	100	1,320,000	3.17	100	1.00	WV6	3.00	1,091,340

TOTAL	11,369 SF	ZONING	FRNT	302	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	1,091,300	992,100		
Inf1	FACTOR 100		BUILDING	563,300	508,300		
Inf2	PHY 100		DETACHED	36,200	34,300		
			OTHER	0	0		
			TOTAL	1,690,800	1,534,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	10 0.90 24 X 26	2008	624	48.21	27,100
S/V	A	1.00	SV 1.00 ASH-9 X 16	2008	5,000	1.10	5,500
HTB	A	1.00	30 0.70	2008	1	5,181.80	3,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/21/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/21/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/18/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	816.356													
NET AREA	2,472	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	602		67.29	40,510															
\$NLA(RCN)	\$330	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	USF	L	UPPER STORY FIN	1,204	1850	264.70	318,695															
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	602		44.40	26,729															
				ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	668		61.80	41,282															
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,268	1850	291.07	369,077															
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,989.20	2,989															
				HEATING/COOLING	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		9,886.80	9,887															
				FUEL SOURCE	99	N/A	1.00																							
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