

Key: 6116

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.819

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH BRIAN M & TAMARA F 29 CORNET STETSON ROAD SCITUATE, MA 02066				52-1-5-0				29 CORNET STETSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNCH BRIAN M & TAMARA F				12/31/1998	A	200,000	17003-73				
LYNCH HAROLD P & ANNE				10/01/1996	A	4,873	14889-251				
LYNCH HAROLD P & ANNE E				01/01/1971	XX		3576-683				

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 %
04-185	04/07/2004	2	ADDITIONS	12,000	08/16/2006	SJ	100 100
95-310	06/01/1995	2	ADDITIONS		08/01/2005	SJ	100 100
93-271	05/21/1993	3	ALTERATIONS		09/02/2004	SJ	100 100
		3	ALTERATIONS				100 100

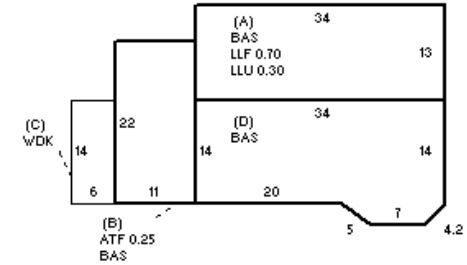
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,240	WS 1.00	100	1.00	374,000	1.70	100	1.00	R02	0.85	323,810

TOTAL	22,259 SF	ZONING	FRNT	116	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	IN M53		LAND	323,800	277,100
Infl1	FACTOR 100		LAND	221,300	199,700		
Infl2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	546,300	477,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		100	14.74	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/16/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/16/2015	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/18/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM + TO AVG PER FIELD REVIEW.

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YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	320,750		
NET AREA	1,562	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	133		61.68	8,203	CONDITION ELEM	CD		
\$NLA(RCN)	\$205	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	309	1958	146.53	45,277	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,192	1958	212.44	253,223	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ATF	L	ATTIC FINISH	61	1958	137.26	8,373	KITCHEN			
				FLOOR COVER	14	COMB	1.00	C	WDK	N	WOOD DECK	84		38.40	3,226	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	1972 / 50
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$221,300