

Key: 632

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 570

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHYNE TIMOTHY A & CATHLEEN A TRS 5 ORCHARD RD SCITUATE, MA 02066				33-6-18-0				5 ORCHARD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHYNE TIMOTHY A & SHYNE TIMOTHY & DALY CATH				10/06/2022	F	10	57304-260				
SHYNE JOHN W JR & MARJORI				09/25/2003	QS	450,000	26627-201				
				01/01/1962	QS		2873-332				

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	%
14-451	07/15/2014	2	ADDITIONS	299,000	07/22/2015	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,470	SC	1.00	100	1.00	100	1.00	R04	0.90		345,650

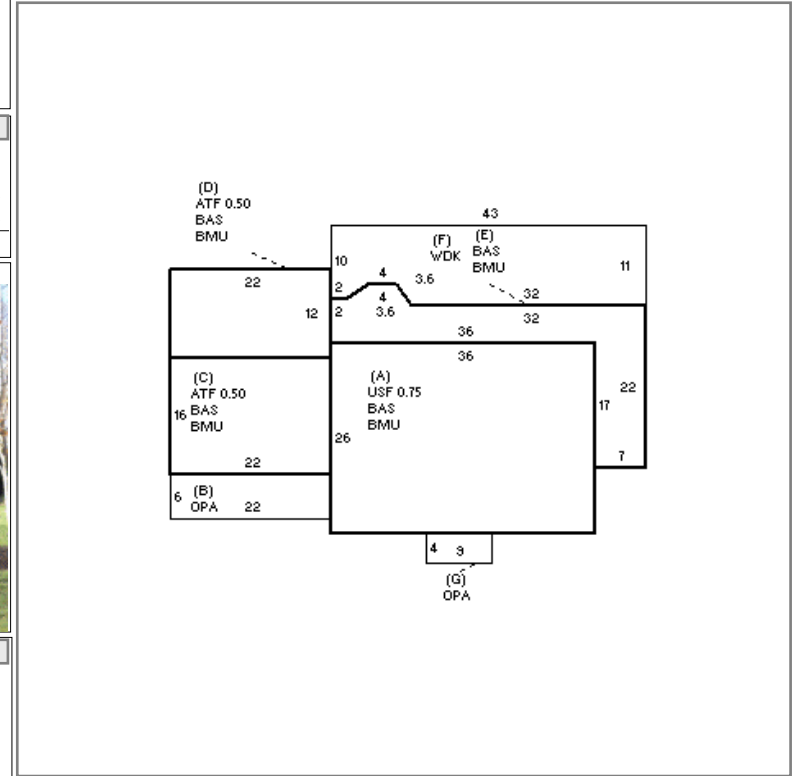
TOTAL	24,470 SF	ZONING	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E  IN M32. . . .			LAND	345,700	331,700
Inf1	FACTOR 100		BUILDING	682,700	614,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,028,400</b>	<b>946,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/22/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS  
OTHER FIX=SINK



YEAR BLT	1927	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	803,180
NET AREA	2,919	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,909		44.83	85,577		
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,552	1927	239.01	370,942		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1927	217.35	152,582		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	168		56.65	9,517		
				FLOOR COVER	99	N/A	1.00	+	ATF	L	ATTIC FINISH	308	1927	154.43	47,563		
				INT FINISH	99	N/A	1.00	E	BAS	L	BASE AREA	357	2014	239.01	85,326		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	WDK	N	WOOD DECK	450		42.24	19,008		
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480		
									F21	O	FPL 2S 1OP	2		9,062.35	18,125		

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2007 / 15	
COND	15	15%
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$682,700	