

Key: 6701

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.399

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CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH PHILIP M TR & PAULA TR P.O. BOX 205 SCITUATE, MA 02066				60-1-54-0				97 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNCH PHILIP M TR & PAULA				05/09/2014	F	1 44305-220					
LYNCH PHILIP M & PAULA				06/19/2008	F	1 36093-148					
LYNCH PHILIP M TR				12/29/2005	F	31993-265					

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	%
SS09-28		5	SPLIT/SUB/LA		12/05/2008	ER	100	100

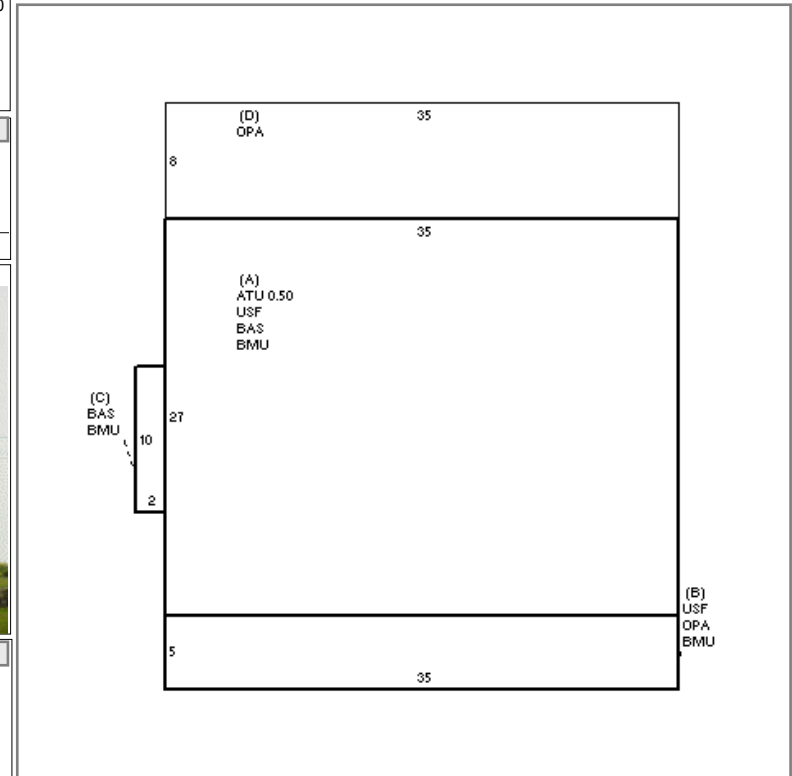
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CLF 1.00	100	1.00	1,672,000	1.00	100	1.00	WF3	3.80	1,535,350
300	A	0.102	CLF 1.00	100	1.00	75,240	1.00	100	1.00	WF3	3.80	7,670

TOTAL	1.020 Acres	ZONING		FRNT	124	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE c/w 60-1-55 & 1/2 60-1-53	LAND	1,543,000	1,403,100			
Inf1	FACTOR 100		BUILDING	255,800	240,100			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,798,800	1,643,200			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	12/2/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/2/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/15/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	710.603		
NET AREA	2,085	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,140		54.61	62,258	CONDITION ELEM	CD		
\$NLA(RCN)	\$341	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	965	1925	293.83	283,548	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,120	1925	267.21	299,274	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	473		44.40	21,001	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	455		61.80	28,120	BATHS			
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,989.20	2,989	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		9,886.80	9,887	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	0
																		ECON	0
																		DEPR	64 % GD 36
																		RCNLD	\$255,800