

Key: 6765

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.461

LEG  
A  
L

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION   |  |  |  |
|--|--|--|--|------------|----|------------|--------------|------------|--|--|--|
| PATTERSON RICHARD J & PAMELA J<br>7 LYNDA LANE<br>SCITUATE, MA 02066 |  |  |  | 54-1-31-0  |    |            |              | 7 LYNDA LN |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |            |  |  |  |
| PATTERSON RICHARD J & PAM  |  |  |  | 08/05/1986 | QS | 150,000    | 7003-41      |            |  |  |  |
| FINNIE JAMES JR & DOROTHY  |  |  |  | 01/01/1950 | XX |            | 2024-197     |            |  |  |  |

| 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    | % |
|        |        |               |      |        |       |    |        |   |

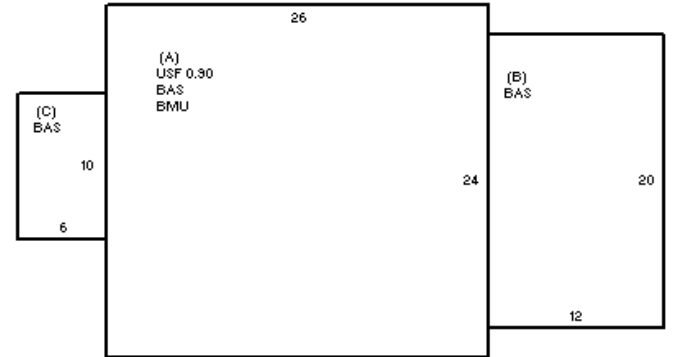
L  
A  
N  
D

| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|---------|------|------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 17,423   | GB 1.00 | 100  | 1.00 | 100      | 1.00 | 396,000 | 2.12 | 90 | 0.90       | R03 1.00  | 336,490 |

| TOTAL | 17,423 SF  | ZONING |          | FRNT    | 102     | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Ngh   | GREENBUSH  | NOTE   |          |         |         | LAND         | 336,500        | 305,900        |
| Inf1  | FACTOR 100 |        | BUILDING | 203,100 | 187,600 |              |                |                |
| Inf2  | PHY 100    |        | DETACHED | 400     | 300     |              |                |                |
|       |            |        | OTHER    | 0       | 0       |              |                |                |
|       |            |        |          |         |         | <b>TOTAL</b> | <b>540,000</b> | <b>493,800</b> |

D  
E  
T  
A  
C  
H  
E  
D

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70  |    | 30    | 17.03     | 400   |



B  
U  
I  
L  
D  
I  
N  
G

| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/27/2010 | PL  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 10/27/2010 | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 3/14/2011  | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

BLDG COMMENTS  
FY12 FR-COL TO CAPE

| YEAR BLT   | 1950  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 390,616 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,486 | DETAIL ADJ | 1.122 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 624   |      | 55.28     | 34,493  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$263 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A | USF | L | UPPER STORY FIN | 562   | 1950 | 218.74    | 122,934 | EXTERIOR       |         |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 924   | 1950 | 240.54    | 222,257 | INTERIOR       |         |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 8,239.00  | 8,239   | KITCHEN        |         |            |            |
|            |       |            |       | FLOOR COVER     | 14 | COMB           | 1.00 |   |     |   |                 |       |      |           |         | 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 | 1960 / 62  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 48 48 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 48 % GD 52 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$203,100  |