

Key: 6779

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.475

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|-------------|--|--------------|--|--|--|
| MERRITT KAREN E 12 LYNDA LN SCITUATE, MA 02066 | | | | 54-1-39-0 | | | | 12 LYNDA LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| MERRITT KAREN E | | | | 06/20/2017 | F | 1 48565-234 | | | | | |
| MERRITT ROBERT E & KAREN | | | | 04/10/1990 | QS | 9694-305 | | | | | |
| MERRITT ROBERTA R & ROBER | | | | 01/01/1970 | XX | 3553-62 | | | | | |

| 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 | % |
| 21-563 | 06/01/2021 | 3 | ALTERATIONS | 4,591 | 08/02/2022 | JD | 100 | 100 |

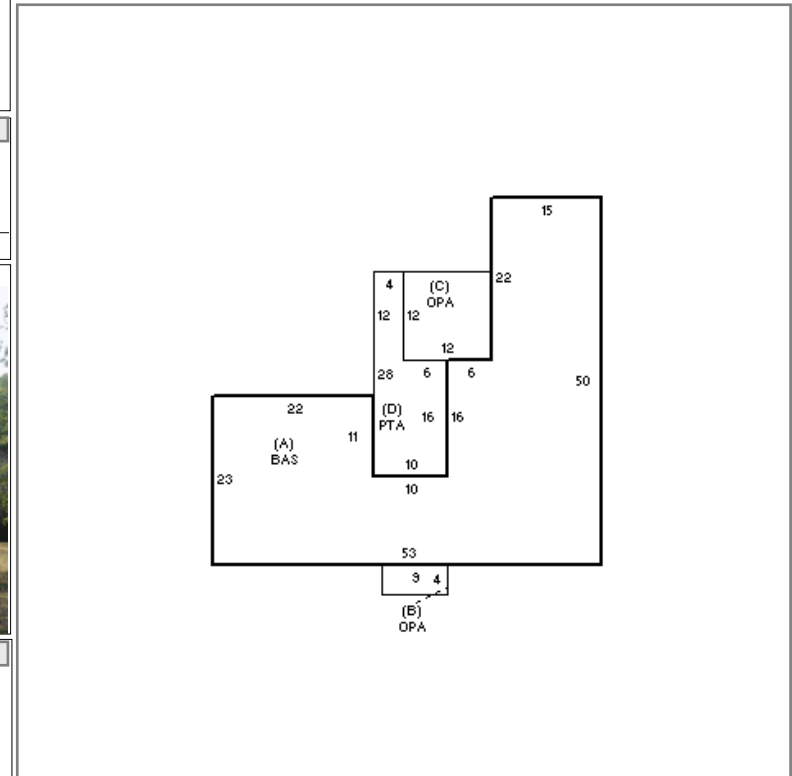
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 20,668 | GB | 1.00 | 100 | 1.00 | 100 | 1.00 | R03 | 1.00 | | 378,700 |

| TOTAL | 20,668 SF | ZONING | | FRNT | 92 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|---------|----------|---------|----------|
| Ngh | GREENBUSH | NOTE | | LAND | 378,700 | 344,300 | | |
| Inf1 | FACTOR 100 | | BUILDING | 200,600 | 178,400 | | | |
| Inf2 | PHY 100 | | DETACHED | 7,600 | 7,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | TOTAL | 586,900 | 530,000 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 12 X 8 | | 96 | 14.95 | 1,000 |
| DGF | A | 1.00 | 40 0.60 10 X 20 | | 200 | 54.75 | 6,600 |

PHOTO 08/02/2022

BLDG COMMENTS



| BUILDING | CD | ADJ | DESC | MEASURE | 8/2/2022 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/2/2022 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 3/14/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1952 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 313,456 | |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------------|---------|------------|
| NET AREA | 1,544 | DETAIL ADJ | 0.867 | FOUNDATION | 3 | CONT WALL | 1.00 | A | BAS | L | BASE AREA | 1,544 | 1952 | 184.23 | 284,444 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$203 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | OPA | N | OPEN PORCH | 180 | | 51.50 | 9,270 | EXTERIOR | A | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | D | PTA | N | PATIO | 208 | | 14.90 | 3,099 | INTERIOR | A | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F11 | O | FPL 1S 1OP | 2 | | 7,281.00 | 14,562 | KITCHEN | A | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | | | | | | | | | BATHS | A | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | | HEAT | A | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | A | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | EFF.YR/AGE 1968 / 54 | | |
| | | | | | | | | | | | | | | | | | COND | 36 36 % |
| | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | DEPR | 36 % GD 64 |
| | | | | | | | | | | | | | | | | | RCNLD | \$200,600 |