

Key: 7381

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.056

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TORAN RICHARD E JR TR 261 CHESTNUT ST LYNNFIELD, MA 01940				71-7-16-0				27 DARTMOUTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TORAN RICHARD E JR TR				10/18/2007	F	10	35196-92				
TORAN RICHARD E & SARAH				01/01/1980	QS	125,000	4929-376				
DOW JAMES A II AND SALLY				01/01/1948	XX		1959-367				

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 %

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	HUM	1.00	100	1.00	100	1.00	WF7	1.70		605,060

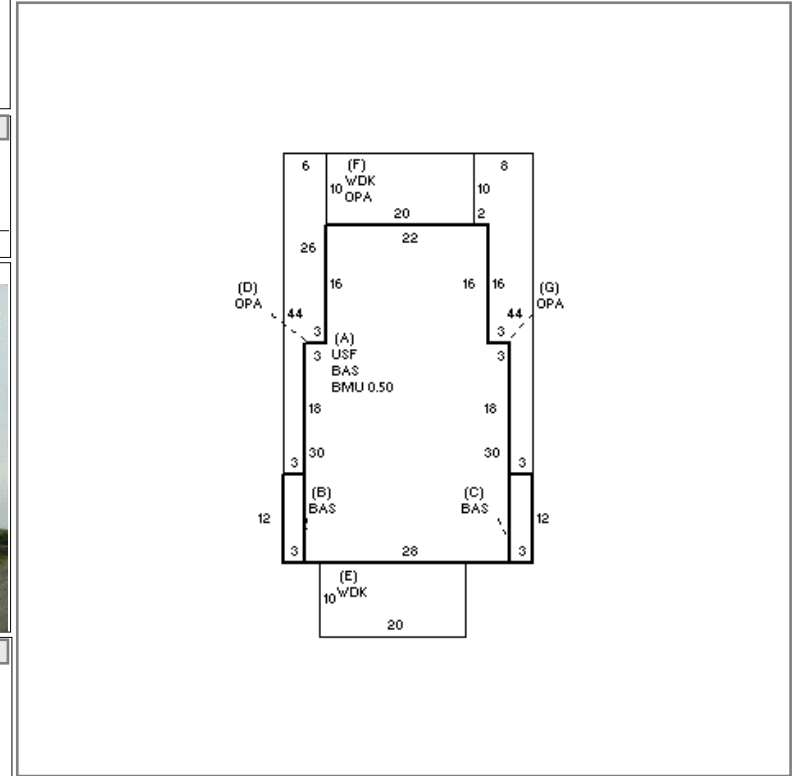
TOTAL	7,500 SF	ZONING	FRNT	147	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	605,100	517,700		
Infl1	FACTOR 100		BUILDING	525,600	487,500		
Infl2	PHY 100		DETACHED	8,900	8,500		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,139,600</b>	<b>1,013,700</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	50 0.50		405	44.15	8,900



BUILDING	CD	ADJ	DESC	MEASURE	12/5/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/5/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/9/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	596		67.54	40,256
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,192	1988	216.57	258,156
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,264	1988	238.15	301,024
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	640		61.80	39,552
FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	400		46.08	18,432
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								



YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,456	DETAIL ADJ	1.020
\$NLA(RCN)	\$271	OVERALL	1.000

BLDG COMMENTS

TOTAL RCN	665,254
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$525,600