

Key: 7788

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.454

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BORSETI NICHOLAS & KRISTINA 12 SUNTAUG STREET LYNNFIELD, MA 01940				73-14-10-0				10 IRVING ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BORSETI NICHOLAS & KRISTI				10/10/2019	QS	380,000	(129271)				
MCKINNEY KIERAN M & JENNI				01/26/2018	F	1	(126353)				
MCKINNEY KIERNAN				07/16/2010	F	1	(114915)				

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	%
07-174	06/01/2022	7	OTHERS		09/05/2023	JD	100	100
07-174		2	ADDITIONS	31,000	08/22/2008	SJ	100	100
		3	ALTERATIONS	31,000	09/12/2007	SJ	100	10
		6	CYCL GROWTH		05/04/2005	SJ	100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

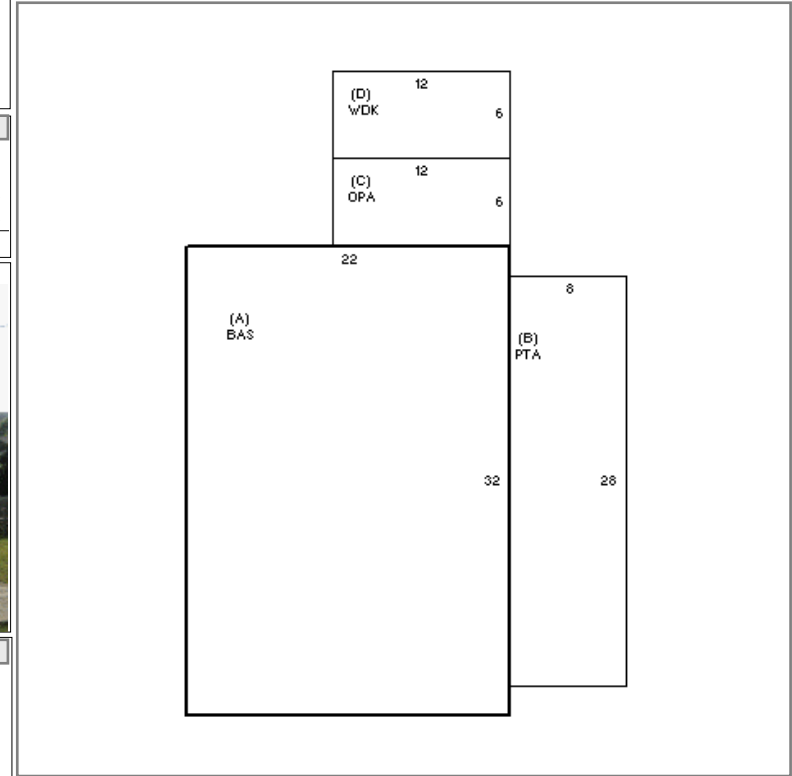
TOTAL	3,180 SF	ZONING	FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100		
Inf1	FACTOR 100		BUILDING	116,100	99,400		
Inf2	PHY 100		DETACHED	1,800	1,700		
			OTHER	0	0		
			TOTAL	547,000	491,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	10 X 12		120	16.71	1,800



BUILDING	CD	ADJ	DESC	MEASURE	12/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/15/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	9/5/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	170,774															
NET AREA	704	DETAIL ADJ	0.831	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	704	1958	224.22	157,854																	
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	PTA	N	PATIO	224		14.90	3,338																	
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	72		51.50	3,708																	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	72		38.40	2,765																	
				FLOOR COVER	14	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,115.00	1,115																	
				INT FINISH	1	PLASTER	1.00																									
				HEATING/COOLING	9	WARM/COOL AIR	1.03																									
				FUEL SOURCE	2	GAS	1.00																									
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td>G</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	G	KITCHEN	G	BATHS	A	HEAT	A	ELECT	A	
CONDITION ELEM	CD																															
EXTERIOR	A																															
INTERIOR	G																															
KITCHEN	G																															
BATHS	A																															
HEAT	A																															
ELECT	A																															
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1971 / 51</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>32</td> <td>32 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>32</td> <td>% GD 68</td> </tr> </tbody> </table>														EFF.YR/AGE	1971 / 51		COND	32	32 %	FUNC	0		ECON	0		DEPR	32	% GD 68
EFF.YR/AGE	1971 / 51																															
COND	32	32 %																														
FUNC	0																															
ECON	0																															
DEPR	32	% GD 68																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$116,100</td> </tr> </thead> </table>														RCNLD	\$116,100													
RCNLD	\$116,100																															