

Key: 8271

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.889

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FALVEY FRANK B 21 TRYSTING PLACE SCITUATE, MA 02066				7-1-4-F				21 TRYSTING PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FALVEY FRANK B				11/18/2002	F	10	23430-260				
FALVEY FRANK B & ANN P				10/06/1988	XX		8754-50				
FALVEY FRANK B AND ANN P				09/16/1982	XX		5208-426				

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 %
		7	OTHERS				100
		3	ALTERATIONS				100

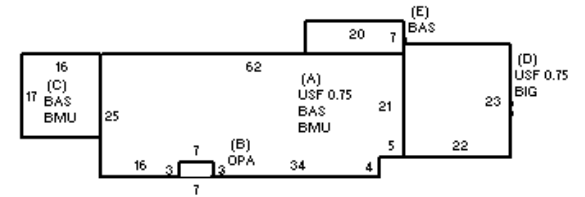
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	990,000	1.00	100	1.00	WV6	2.25	909,090
300	A	0.242	NS 1.00	100	1.00	44,550	1.00	100	1.00	WV6	2.25	10,780

TOTAL	1.160 Acres	ZONING	FRNT	20	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	919,900	855,400		
Infl1	FACTOR 100		BUILDING	716,300	637,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,636,200	1,492,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/1/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/1/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/3/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	967,964		
NET AREA	3,432	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,781		49.51	88,176	CONDITION ELEM	CD		
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,781	1966	250.61	446,344	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,511	1966	227.91	344,366	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	21		61.83	1,298	KITCHEN			
				FLOOR COVER	34	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	506		59.20	29,954	BATHS			
				INT FINISH	1	PLASTER	1.00	E	BAS	L	BASE AREA	140	2009	250.61	35,086	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,737.20	8,737	ELECT				
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$716,300