

Key: 8382

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.990

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLYNN JOHN F & ANNA E 56 AMY'S WAY SCITUATE, MA 02066				27-7-13-F				56 AMY'S WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLYNN JOHN F & ANNA E				11/21/1991	L	209,000	10597-165				
GRANITE COOPERATIVE BANK				06/07/1991	QS	185,000	10318-248				

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	%
90-231	05/15/1990	1	NEW CONST				100	100
		7	OTHERS				100	100

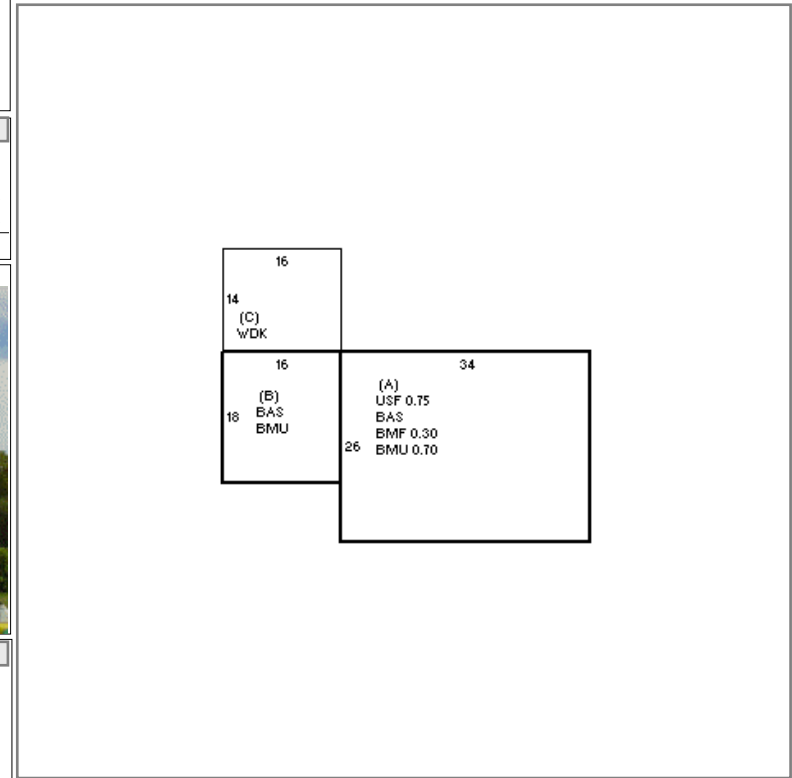
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	616,000	1.00	100	1.00	R06	1.40	565,660

TOTAL	40,000 SF	ZONING	FRNT	61	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	565,700	404,000
Inf1	FACTOR 100		BUILDING	429,200	382,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						994,900	786,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/8/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/3/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	543,257
NET AREA	1,835	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	907		49.69	45,069	CONDITION ELEM	CD
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	265		69.76	18,486	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,172	1991	252.88	296,381	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	663	1991	229.97	152,471	KITCHEN	
				FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	224		42.24	9,462	BATHS	
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02		F11	O	FPL 1S 10P	1		8,009.10	8,009	ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		7	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		8	\$7,899														
# UNITS		1	1.00														
																EFF.YR/AGE	2000 / 22
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$429,200