

Key: 941

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 875

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLYNN LISA M LE & DEVON P TRUSTEE 25 WHITTIER DR SCITUATE, MA 02066				26-1-39-0				25 WHITTIER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLYNN LISA M LE & FLYNN LISA				07/28/2021	F	10	55377-126				
FLYNN RICHARD C & LISA				03/20/2009	H	36956-241					
				03/15/2001	O	313,650	19506-17				

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	%
01-568	10/09/2001	3	ALTERATIONS		02/24/2004	PJB	100	100
		3	ALTERATIONS				100	100

LAND


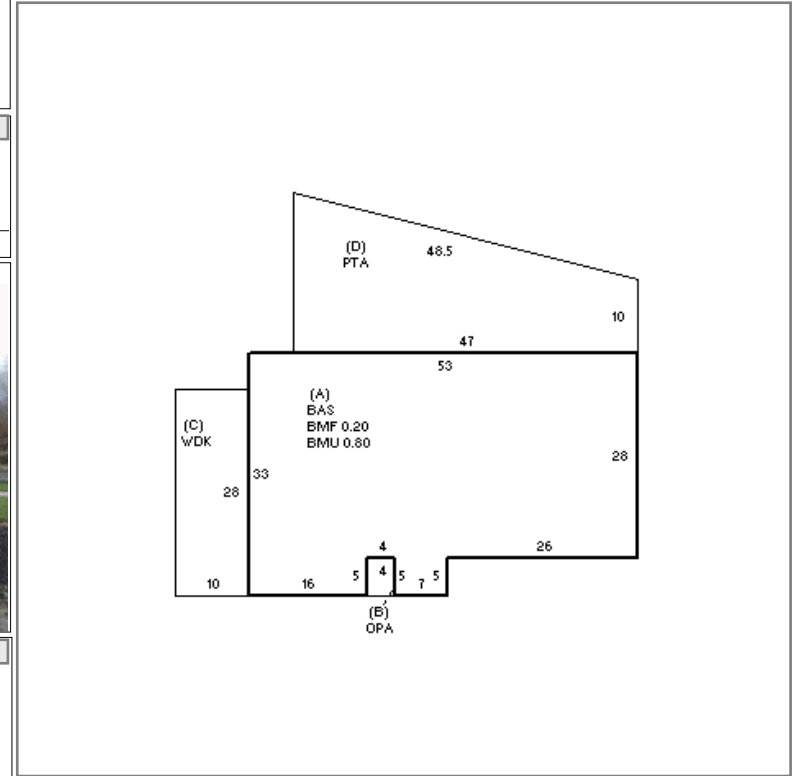
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,273 SC	1.00	100	1.00	100	1.00			R03	0.90	340,330

DETACHED

TOTAL	20,273 SF	ZONING	NO	FRNT	280	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	340,300	326,600		
Infl1	FACTOR 100		BUILDING	349,400	310,600			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	689,700	637,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/28/2022

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/28/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/10/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,599	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,279		50.52	64,615
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	320		70.92	22,694
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,599	1957	219.32	350,687
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	20		61.80	1,236
				FLOOR COVER	24	COMB	1.00	C	WDK	N	WOOD DECK	280		46.08	12,902
				INT FINISH	1	PLASTER	1.00	D	PTA	N	PATIO	752		17.88	13,446
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		2,989.20	5,978
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		8,737.20	8,737

TOTAL RCN	485,291
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 1977 / 45	
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$349,400