

Key: 950

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 884

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LYNCH MARK CHRISTOPHER TR & KRISTINA TR				48-2-39-0				46 OAKHURST RD				
46 OAKHURST RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				LYNCH MARK CHRISTOPHER TR				03/09/2021	F	100	(131670)	
				LYNCH MARK C AND KRISTINA				07/29/1996	QS	220,000	(89975)	
				VICKERS VIRGINIA L				08/03/1992	QS	165,000	(L00083362)	

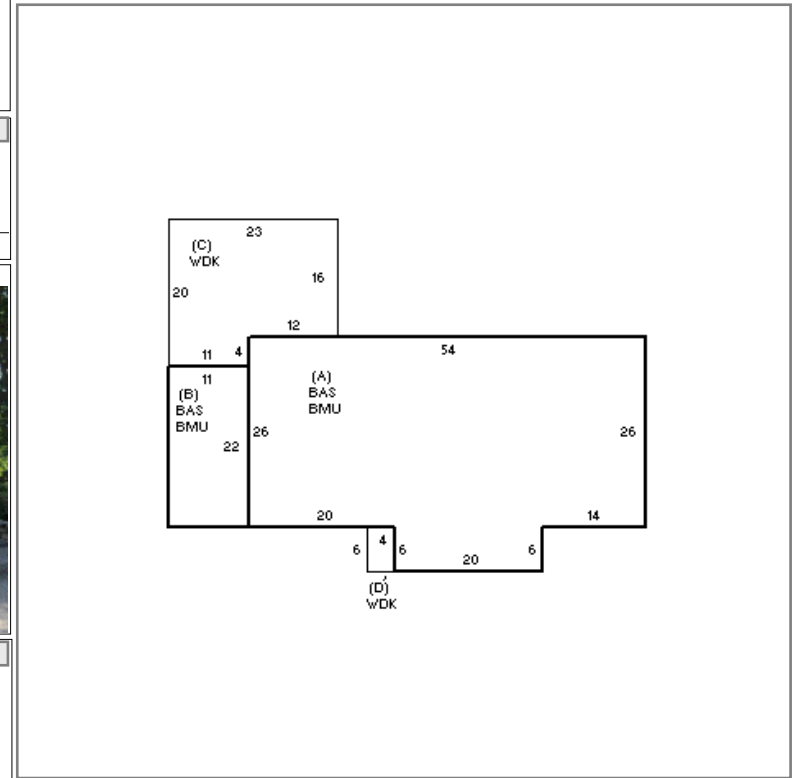
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-525	05/21/2021	3	ALTERATIONS	28,000	08/12/2021	JD	100	100
94-25	02/02/1994	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,363	SC	1.00	1.00	1.00	1.00	396,000	1.84	100	1.00	R04 0.90	340,430

TOTAL	20,363 SF	ZONING	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE IN M49...			LAND	340,400	326,700
Inf1	FACTOR 100		BUILDING	311,800	277,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	652,200	604,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/20/2022



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	8/12/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,766	DETAIL ADJ	0.867
\$NLA(RCN)	\$239	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,766		41.30	72,936
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,766	1956	178.93	315,983
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	436		38.40	16,742
ROOF COVER	1	ASPH SHINGLES	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982
FLOOR COVER	24	COMB	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	421,392
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$311,800