Key: 951

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 885

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FLYNN JOHN C & MARIE ANN 60 YACHT CLUB DR, #302 NO PALM BEACH, FL 33408	26-1-45-0	39 WHITTIER DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FLYNN JOHN C & MARIE ANN	01/01/1971	QS		3626-222
SCHRAMN HOWARD J AND HAZE	01/01/1955	XX		2371-485

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	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,225	SC 1.00	100 1.00	100 1.00	396,000	1.51	100 1.00	R03 0.90			346,570

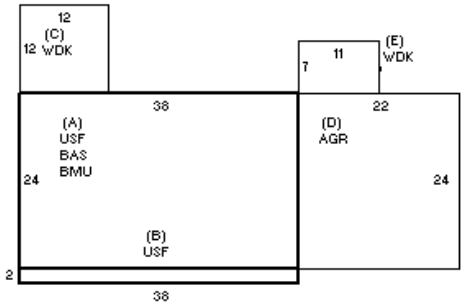
TOTAL	25,225 SF	ZONING		FRNT	127
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	346,600	332,600
BUILDING	350,200	328,800
DETACHED	0	0
OTHER	0	0
TOTAL	**696,800**	**661,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/02/2003



BLDG COMMENTS

FY12 FR-G TO AVE

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/3/2010	PL
LIST	8/3/2010	EST
REVIEW	3/10/2011	KT

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,900	DETAIL ADJ	1.020
$NLA(RCN)	$246	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$7,344
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	912		48.46	44,193
A	BAS	L	BASE AREA	912	1971	207.49	189,231
+	USF	L	UPPER STORY FIN	988	1971	188.69	186,426
+	WDK	N	WOOD DECK	221		38.40	8,486
D	AGR	N	ATT GARAGE	528		43.53	22,982
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN 466,901

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1990 / 32

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $350,200