

Key: 9661

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.279

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
LYNCH JOHN & KRISTINA 33 HIGHLAND CROSSING SCITUATE, MA 02066				17-4-15-C				33 HIGHLAND CROSSING				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LYNCH JOHN & KRISTINA				08/07/2009	QS	575,000	37590-30					
WESTERMANN DONALD & CHRIS				11/30/2005	QS	685,000	31824-220					
HOWLAND KENNETH				03/16/1995	QS	220,000	13472-60					

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	%
08-154	04/01/2008	3	ALTERATIONS	8,000	05/22/2008	SJ	100	100
		7	OTHERS		05/19/2006	SJ	100	100
04-557	08/26/2004	7	OTHERS	26,000	05/19/2005	SJ	100	100
01-695	12/06/2001	3	ALTERATIONS				100	100
91-140	09/18/1991	3	ALTERATIONS				100	100

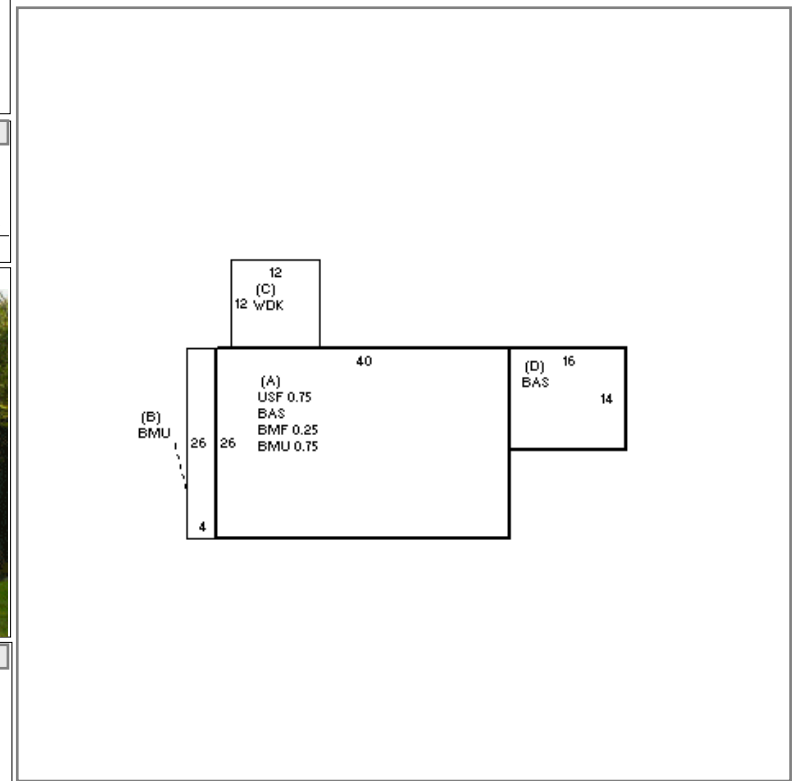
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	WS 1.00	100	1.00	100	1.00	440,000	1.87	100	1.00	R04 1.00	377,740

TOTAL	20,000 SF	ZONING	W. SCITUATE	FRNT	108	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	377,700	343,400		
Inf1	FACTOR 100		BUILDING	456,400	406,000			
Inf2	PHY 100		DETACHED	14,600	13,900			
			OTHER	0	0			
			TOTAL	848,700	763,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	A	1.00	30 0.70	18 X 32	2005	576	36.26	14,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/1/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	577,774			
NET AREA	2,044	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	884		50.02	44,213	CONDITION ELEM	CD			
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	260		70.21	18,255	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	780	1991	225.24	175,687	INTERIOR				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	144		42.24	6,083	KITCHEN				
				FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	1,264	1991	247.68	313,069	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		F21	O	FPL 2S 10P	1		9,062.90	9,063	ELECT				
				FUEL SOURCE	99	N/A	1.00													
																	EFF.YR/AGE	2000 / 22		
																	COND	20 20 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	21	% GD	79
																	RCNLD	\$456,400		