

Key: 974

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 908

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
FLYNN JOHN & LISA M TRS 60 HUGHEY RD SCITUATE, MA 02066				48-2-14-0				60 HUGHEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLYNN JOHN & LISA M TRS				12/20/2021	F	100	(133195)				
FLYNN JOHN C & LISA M				06/10/2004	QS	540,000	(105481)				
THISTLE STEPHEN R & LINDA				04/17/1986	QS	169,000	73098-				

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	%
95-489	08/23/1995	2	ADDITIONS		02/17/2004	PJB	100	100
93-537	09/14/1993	3	ALTERATIONS				100	100
90-122	04/04/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,237	SC 1.00	100	1.00	100	1.00		R04	0.90		349,010

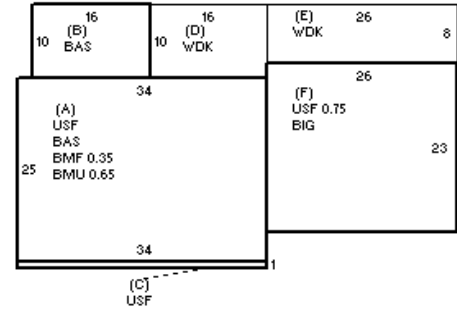
TOTAL	27,237 SF	ZONING	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E IN M49. . . .	LAND	349,000	334,900		
Inf1	FACTOR 100		BUILDING	408,500	384,100		
Inf2	PHY 100		DETACHED	7,700	7,000		
			OTHER	0	0		
			TOTAL	765,200	726,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 VINYL STEEL	1996	7,000	1.10	7,700



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR-G TO AVE



YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	544,703
NET AREA	2,343	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	553		49.51	27,379	CONDITION ELEM	CD
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	298		69.50	20,711	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,010	1971	199.97	201,965	INTERIOR	
				ROOF COVER	1	ASP SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,333	1971	181.85	242,402	KITCHEN	
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	368		38.40	14,131	BATHS	
				INT FINISH	99	N/A	1.00	F	BIG	N	BUILT-IN GARAGE	598		43.14	25,796	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		8	1.00														
BEDROOMS		4	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		5	\$4,080														
# UNITS		1	1.00														
																EFF.YR/AGE	1990 / 32
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$408,500