

Key: 116

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 99

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAZAROVICH DANIEL J & CYNTHIA M				42-2-3-0				213 OLD OAKEN BUCKET RD			
213 OLD OAKEN BUCKET RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				LAZAROVICH DANIEL J & FISHER CEDRIC E & ROBIN L				09/25/1987	QS	112,000	8025-155
								05/05/1983	XX		5345-318
				HORAN JOHN P ET AL				01/19/1981	XX		4942-234

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 %
95-341-A-2	06/19/1995	2	ADDITIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,172	WS 1.00	100	1.00	374,000	1.57	100	1.00	R03	0.85	326,100

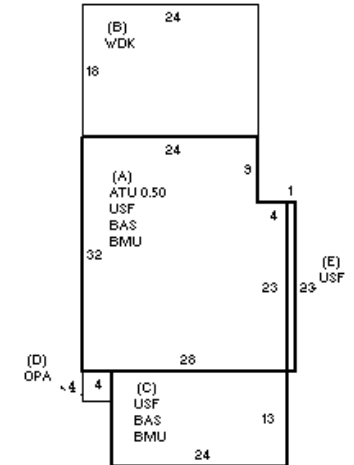
TOTAL	24,172 SF	ZONING	FRNT	58	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	326,100	296,500
Inf1	FACTOR 100		BUILDING	338,900	315,100		
Inf2	PHY 100		DETACHED	10,600	10,100		
			OTHER	0	0		
					TOTAL	675,600	621,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	30 0.70		308	48.76	10,500
S/V	A	1.00	SV 1.00		100	1.10	100



BLDG COMMENTS  
FY12 STYLE CHANGE FROM CAPE TO CONV PER FIELD REVIEW.

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/8/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/4/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1923	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	770,155
NET AREA	2,367	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,172		54.21	63,532	CONDITION ELEM	CD
\$NLA(RCN)	\$325	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,172	1923	287.64	337,114	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF		44.40	19,092	INTERIOR	
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK		432		46.08	19,907	KITCHEN	
ROOMS	7	1.00	FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH		16		61.80	989	BATHS	
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00	+	USF	L	UPPER STORY FIN		1,195	1923	261.58	312,586	HEAT	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP		1		9,886.80	9,887	ELECT	
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00											
TOT FIXTURES	6	\$7,050															
# UNITS	1	1.00															
																EFF.YR/AGE	1956 / 66
																COND	56 56 %
																FUNC	0
																ECON	0
																DEPR	56 % GD 44
																RCNLD	\$338,900