

Key: 11834

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.884

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| LAVELLE SEAN & MAHONEY ALANA 93 STOCKBRIDGE RD SCITUATE, MA 02066 | | | | 54-1-28-C | | | | 93 STOCKBRIDGE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| LAVELLE SEAN & MAHONEY AL | | | | 11/16/2022 | QS | 1,300,000 | 57424-338 | | | | |
| MCINNIS JOHN P & BRENDA C | | | | 09/29/2003 | QS | 690,000 | 26654-174 | | | | |
| CUSHING CONSTRUCTION INC | | | | 08/26/2003 | B | -100 | 38893-76 | | | | |

| 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 | % |
| 02-712 | 12/19/2002 | 3 | ALTERATIONS | 280,000 | 09/01/2004 | SJ | 100 | 100 |
| | | 1 | NEW CONST | | | | 100 | 100 |

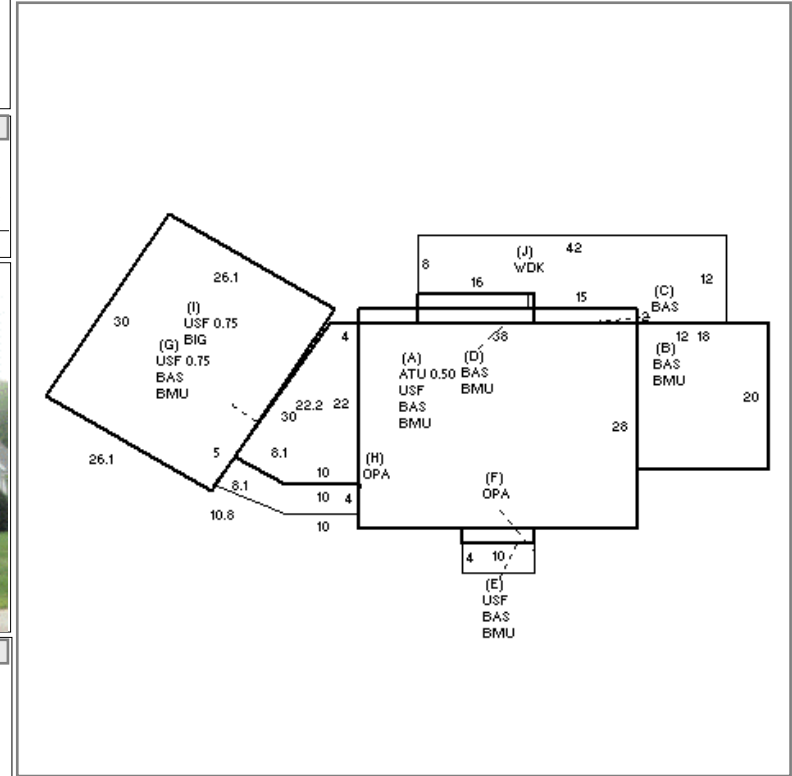
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|-----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 20,046 GB | 1.00 | 100 | 1.00 | 440,000 | 1.87 | 100 | 1.00 | R04 | 1.00 | 377,800 |

| TOTAL | 20,046 SF | ZONING | | FRNT | 382 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|------------------|------------------|----------|---------|----------|
| Ngh | GREENBUSH | NOTE | | | | LAND | 377,800 | 343,500 |
| Inf1 | FACTOR 100 | | BUILDING | 810,100 | 764,200 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 1,187,900 | 1,107,700 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/7/2023 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/7/2023 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 2/25/2011 | ER |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | | |
|---------------|--|--|
| | | |

LOADING

| YEAR BLT | 2003 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,000,080 | | |
|--------------|-------|------------|-------|-----------------|------------|----------------|-------|------|-----|-----|-----------------|-----------|------|-----------|---------|----------------|-----------|------|----|
| NET AREA | 3,678 | DETAIL ADJ | 1.040 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,751 | | 49.66 | 86,957 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$272 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | USF | L | UPPER STORY FIN | 1,851 | 2003 | 209.58 | 387,924 | EXTERIOR | A | | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | A | ATU | N | ATTIC UNF | | 44.40 | 23,621 | INTERIOR | A | | |
| STORIES | 2 | 1.00 | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,827 | 2003 | 230.46 | 421,044 | KITCHEN | A | | |
| ROOMS | 9 | 1.00 | | FLOOR COVER | 13 | COMB | 1.00 | + | OPA | N | OPEN PORCH | 120 | | 61.80 | 7,416 | BATHS | A | | |
| BEDROOMS | 4 | 1.00 | | INT FINISH | 2 | DRYWALL | 1.00 | I | BIG | N | BUILT-IN GARAGE | 780 | | 50.08 | 39,065 | HEAT | A | | |
| BATHROOMS | 3 | 1.00 | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | J | WDK | N | WOOD DECK | 414 | | 46.08 | 19,078 | ELECT | A | | |
| # 1/2 BATHS | 1 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 | GEN | O | O | GENERATOR | 1 | | 0.00 | | | | | |
| TOT FIXTURES | 15 | \$14,976 | | | | | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2003 / 19 | | |
| | | | | | | | | | | | | | | | | COND | 18 18 % | | |
| | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | DEPR | 19 | % GD | 81 |
| | | | | | | | | | | | | | | | | RCNLD | \$810,100 | | |