Key: 2332

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,243

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYNCH BRENDAN F & RITA M 165 LAWSON ROAD SCITUATE, MA 02066	33-3-5-A	165 LAWSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYNCH BRENDAN F & RITA M	01/01/1974	QS		(51235)
HENDERSON ELIZABETH M	01/01/1972	XX		(C00047724)
RANKIN RALPH A AND IRENE	01/01/1969	XX		(C00043168)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

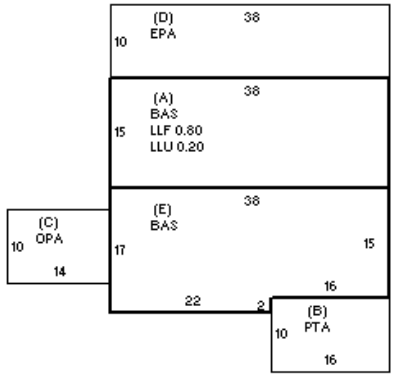
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
03-004	01/03/2003	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,750	SC 1.00	100 1.00	100 1.00	396,000	1.98	100 1.00	R04 0.90			338,300

TOTAL	18,750 SF	ZONING		FRNT	126
Ngh	SCITUATE	NOTE	IN M27. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	338,300	324,600
BUILDING	275,200	244,900
DETACHED	700	600
OTHER	0	0
TOTAL	**614,200**	**570,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		600	1.10	700

PHOTO 10/30/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/25/2010	PL
LIST	8/25/2010	EST
REVIEW	3/28/2011	KT

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,640	DETAIL ADJ	1.000
$NLA(RCN)	$227	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,000
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	114		60.04	6,844
A	LLF	L	LOWER LEVEL FIN	456	1968	142.64	65,043
B	PTA	N	PATIO	160		14.90	2,384
C	OPA	N	OPEN PORCH	140		51.50	7,210
D	EPA	N	ENCLOSED PORCH	380		90.20	34,276
+	BAS	L	BASE AREA	1,184	1968	206.79	244,845
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	371,883
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$275,200