

Key: 2773

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.676

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |  |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|--|
| LEHMANN TODD & ERIN<br>55 SURFSIDE RD<br>SCITUATE, MA 02066 |  |  |  | 15-1-27-0  |    |            |              | 55 SURFSIDE RD |  |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |  |
| LEHMANN TODD & ERIN   |  |  |  | 08/11/2021 | V  | 2,300,000  | 55459-300    |                |  |  |  |  |
| BERRY RALPH E III &   |  |  |  | 10/31/2018 | QS | 1,673,000  | 50471-30     |                |  |  |  |  |
| MC SHANE MARGIE & THOMAS P                                  |  |  |  | 10/31/2006 | G  | 935,000    | 33602-167    |                |  |  |  |  |

| 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    | %   |
| 07-033 | 06/15/2007 | 3             | ALTERATIONS | 87,000 | 05/21/2008 | SJ | 100    | 100 |
| 07-033 | 06/15/2007 | 3             | ALTERATIONS | 87,000 | 06/11/2009 | SJ | 100    | 100 |
| 06-148 | 03/28/2006 | 3             | ALTERATIONS | 16,000 | 05/30/2006 | SJ | 100    | 100 |
| 06-418 | 03/28/2006 | 3             | ALTERATIONS |        | 05/21/2007 | SJ | 100    | 100 |
| 02-411 | 07/22/2002 | 3             | ALTERATIONS |        |            |    | 100    | 100 |

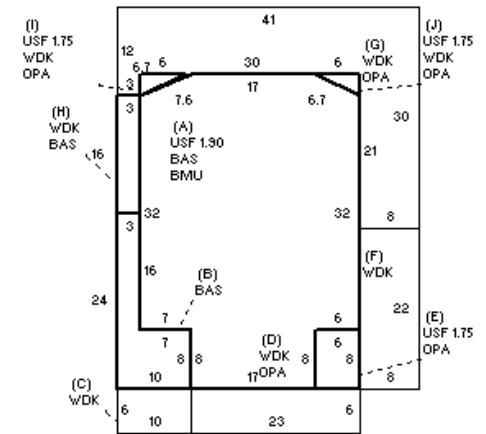
LAND

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE  | SAF  | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|-----------|------|------|-----|------|------------|-----------|
| 100 | S | 7,000    | MB  | 1.00 | 1.00 | 1,100,000 | 5.02 | 1.00 | WF2 | 2.50 |            | 886,860   |

| TOTAL | 7,000 SF   | ZONING           | FRNT         | 71        | ASSESSED         | CURRENT          | PREVIOUS |
|-------|------------|------------------|--------------|-----------|------------------|------------------|----------|
| Ngh   | MINOT BCH  | N<br>O<br>T<br>E |              |           | LAND             | 886,900          | 806,200  |
| Inf1  | FACTOR 100 |                  | BUILDING     | 1,212,700 | 1,002,200        |                  |          |
| Inf2  | PHY 100    |                  | DETACHED     | 31,300    | 29,800           |                  |          |
|       |            |                  | OTHER        | 0         | 0                |                  |          |
|       |            |                  | <b>TOTAL</b> |           | <b>2,130,900</b> | <b>1,838,200</b> |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|----|-------|-----------|--------|
| DGF | G    | 1.20 | 20 0.80  |    | 792   | 49.35     | 31,300 |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 10/8/2015 | SJ |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 10/8/2015 |    |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 9/13/2021 | JD |
| QUALITY  | V  | 1.40 | VERY GOOD [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

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

G

| YEAR BLT   | 1910  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 1,347,473   |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-------------|
| NET AREA   | 3,676 | DETAIL ADJ | 1.260 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,167 |      | 63.30     | 73,872  |                |             |
| \$NLA(RCN) | \$367 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | + | USF | L | UPPER STORY FIN | 2,333 | 1910 | 296.23    | 691,097 |                |             |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 1,343 | 1910 | 325.74    | 437,471 |                |             |
|            |       |            |       | ROOF COVER      | 2  | WOOD SHINGLES  | 1.01 | + | WDK | N | WOOD DECK       | 986   |      | 53.76     | 53,007  |                |             |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.00 | + | OPA | N | OPEN PORCH      | 750   |      | 72.10     | 54,075  |                |             |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 |   | F22 | O | FPL 2S 2OP      | 1     |      | 15,827.00 | 15,827  |                |             |
|            |       |            |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 |   | GEN | O | GENERATOR       | 1     |      | 0.00      |         |                |             |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   | ODS | O | OUT DOOR SHOWER | 1     |      | 2,367.40  | 2,367   |                |             |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | CONDITION ELEM | CD          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EXTERIOR       | V           |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | INTERIOR       | V           |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | KITCHEN        | V           |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | BATHS          | V           |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | HEAT           | U           |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ELECT          | U           |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 2012 / 10   |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | COND           | 10 10 %     |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | FUNC           | 0           |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ECON           | 0           |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | DEPR           | 10 % GD 90  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | RCNLD          | \$1,212,700 |