

Key: 3017

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.924

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|---------|------------|------|------------|--------------|-------------|------|-----|------------|-----------|
| LAPANN NANCY 12 DAMON LANE SCITUATE, MA 02066 | | | | 8-3-8-0 | | | | 12 DAMON LN | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| LAPANN NANCY | | | | 10/31/2002 | QS | 734,000 | 23279-287 | | | | | |
| HORAK WALTER R & BETSY B | | | | 01/09/2001 | XX | | 19245-210 | | | | | |
| HORAK WALTER R AND BETSY | | | | 12/06/1991 | XX | | 10624-198 | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 22,306 | MB 1.00 | 100 | 1.00 | 1,100,000 | 1.69 | 100 | 1.00 | R07 | 2.50 | 952,620 |

| 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 % |
| 07-338 | 06/20/2007 | 5 | SPLIT/SUB/LA | | 04/30/2009 | SJ | 100 100 |
| 06-017 | | 3 | ALTERATIONS | 50,000 | 05/14/2008 | SJ | 100 100 |
| 06-017 | 01/06/2006 | 2 | ADDITIONS | 170,000 | 05/17/2007 | SJ | 0 100 |
| 04-386 | 06/23/2004 | 2 | ADDITIONS | 170,000 | 05/22/2006 | SJ | 100 100 |
| 04-386 | | 3 | ALTERATIONS | | | | 100 100 |

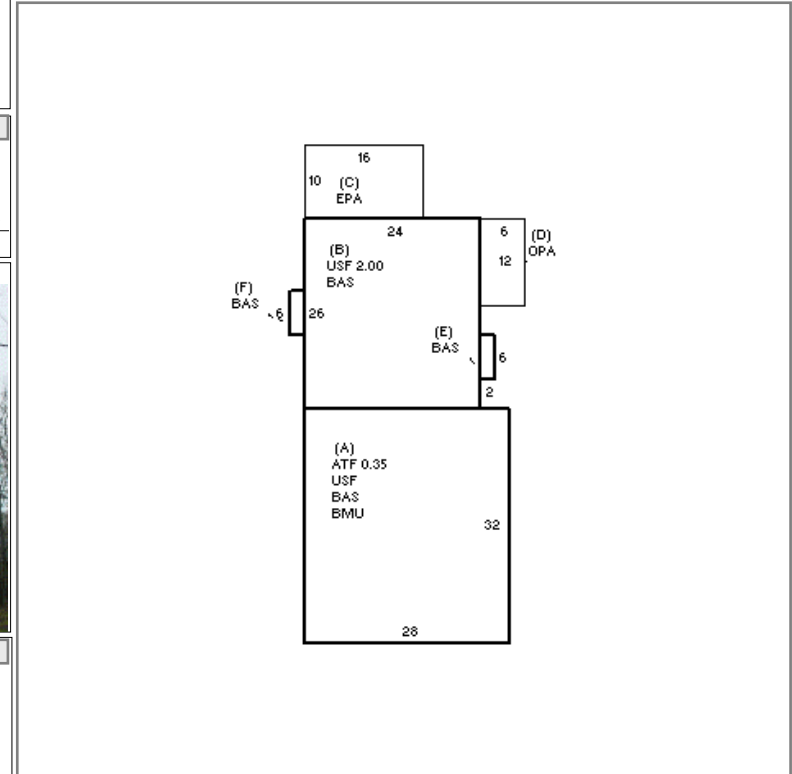
| TOTAL | 22,306 SF | ZONING | | FRNT | 116 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|---------|--------------|------------------|------------------|
| Ngh | MINOT BCH | NOTE | | | | LAND | 952,600 | 866,000 |
| Inf1 | FACTOR 100 | | BUILDING | 826,100 | 735,000 | | | |
| Inf2 | PHY 100 | | DETACHED | 38,500 | 36,600 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,817,200 | 1,637,600 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|---------|-------------------|------|-------|-----------|--------|
| GFL | G | 1.20 25 | 0.75 W/QTRS 1SFIN | 1910 | 480 | 106.90 | 38,500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 10/8/2015 | SJ |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/8/2015 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 4/1/2011 | KT |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1910 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 4,002 | DETAIL ADJ | 1.236 | FOUNDATION | 5 | BRICK/STONE | 1.00 | A | BMU | N | BSMT UNFINISHED | 896 | | 58.45 | 52,373 |
| \$NLA(RCN) | \$275 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 896 | 1910 | 271.39 | 243,163 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 896 | 1910 | 246.80 | 221,131 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | A | ATF | L | ATTIC FINISH | 314 | 1910 | 175.35 | 55,058 |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | + | BAS | L | BASE AREA | 648 | 2006 | 271.39 | 175,859 |
| | | | | INT FINISH | 99 | N/A | 1.00 | B | USF | L | UPPER STORY FIN | 1,248 | 2006 | 246.80 | 308,004 |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | C | EPA | N | ENCLOSED PORCH | 160 | | 108.24 | 17,318 |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | D | OPA | N | OPEN PORCH | 72 | | 61.80 | 4,450 |
| | | | | | | | | | F31 | O | FPL 3S 1OP | 1 | | 11,036.40 | 11,036 |



| YEAR BLT | 1910 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 4,002 | DETAIL ADJ | 1.236 | FOUNDATION | 5 | BRICK/STONE | 1.00 | A | BMU | N | BSMT UNFINISHED | 896 | | 58.45 | 52,373 |
| \$NLA(RCN) | \$275 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 896 | 1910 | 271.39 | 243,163 |
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| | | | | | | | | | F31 | O | FPL 3S 1OP | 1 | | 11,036.40 | 11,036 |

| TOTAL RCN | 1,101,445 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1988 / 34 |
| COND | 25 25% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 25 % GD 75 |
| RCNLD | \$826,100 |