

Key: 3758

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.579

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYONS MARY & SHIRLEY A & PECK MARY 154 HOMESTEAD AVENUE WEYMOUTH, MA 02188				34-27-21-0				36 GARDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LYONS MARY & SHIRLEY A & LYONS EDWARD R J				08/19/1980	QS	(63809)					
LYONS EARL T AND EDWARD R				01/01/1970	XX	10012-6786					
				01/01/1967	XX	(C00039745)					

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 %

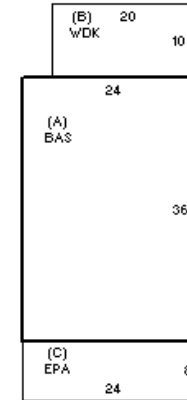
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	OS 1.00	100	1.00	100	1.00	440,000	6.92	100	1.00	R03 1.00	349,460

TOTAL	5,009 SF	ZONING	FRNT	61	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	349,500	317,700
Infl1	FACTOR 100		BUILDING	75,100	70,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		424,600	388,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/15/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	208,681		
NET AREA	864	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	864	1930	201.93	174,465				
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	200		38.40	7,680				
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	192		90.20	17,318				
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281				
				FLOOR COVER	2	SOFTWOOD	1.00												
				INT FINISH	1	PLASTER	1.00												
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	99	N/A	1.00												
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	0
																		ECON	0
																		DEPR	64 % GD 36
																		RCNLD	\$75,100