

Key: 3788

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.608

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LYDON BRIAN M & KATHLEEN A 13 MARSHALL AV SCITUATE, MA 02066				28-16-19-0				13 MARSHALL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYDON BRIAN M & KATHLEEN				08/30/2016	QS	370,000	47391-344				
DUFFIN DIANE M				01/31/2002	QS	245,000	21459-299				
MARIANO JOHN AND D'ISABEL				11/26/1996	QS	147,850	14806-216				

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	%
22-0249	03/11/2022	3	ALTERATIONS	10,000	06/28/2022	JD	100	100
06-234	04/26/2006	3	ALTERATIONS	5,000	06/20/2006	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000	OS 1.00	100	1.00	440,000	5.81	100	1.00	R02	1.00	352,240

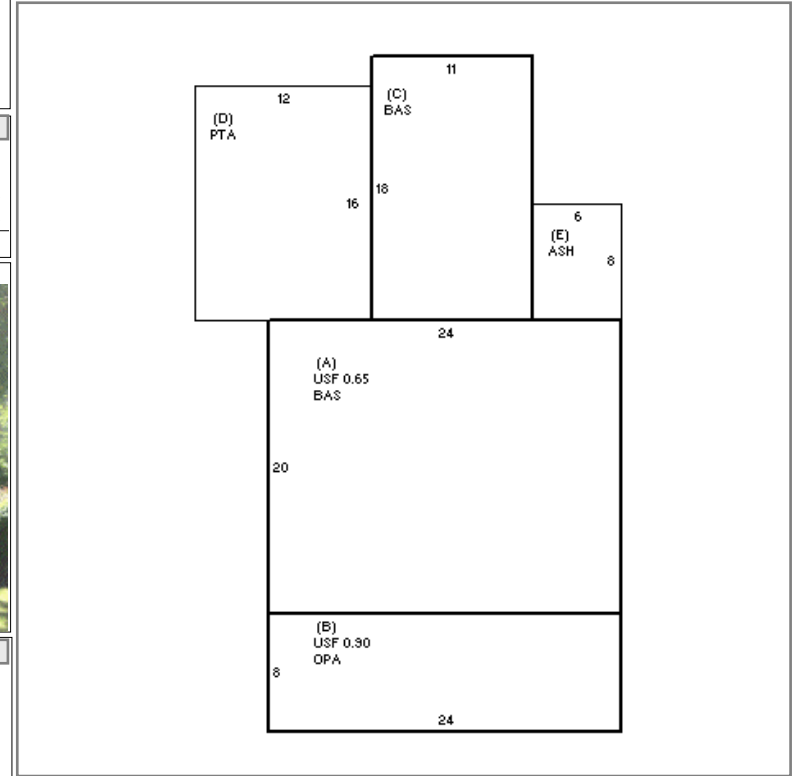
TOTAL	6,000 SF	ZONING	FRNT	119	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M34		LAND	352,200	320,200
Infl1	FACTOR 100		BUILDING	175,400	156,100		
Infl2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
					TOTAL	528,600	477,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	8 X 12	96	14.95	1,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/28/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	313,194		
NET AREA	1,163	DETAIL ADJ	1.122	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	678	1915	256.15	173,669	CONDITION ELEM CD			
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	485	1915	232.94	112,976	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	192		51.50	9,888	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	PTA	N	PATIO	192		14.90	2,861	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00	E	ASH	N	ATT SHED	48		22.35	1,073	BATHS	F		
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02	GEN	O	GENERATOR	1		0.00		ELECT	A			
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1963 / 59
																		COND	44 44 %
																		FUNC	0
																		ECON	0
																		DEPR	44 % GD 56
																		RCNLD	\$175,400