

Key: 3946

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.765

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LAWLER SEAN E & MICHELLE D 46 BRANCH ST SCITUATE, MA 02066				38-2-9-0				46 BRANCH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAWLER SEAN E & MICHELLE				03/14/2014	QS	535,000	44147-244				
CHASE FREEMAN C				10/21/2005	QS	695,000	31574-2				
WHALEN G WALTER III				03/14/1997	QS	213,000	15027-81				

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 %
02-160	03/26/2002	3	ALTERATIONS				100 100
00-81	03/23/2000	3	ALTERATIONS				100 100
90-603	10/02/1990	3	ALTERATIONS				100 100
90-598	10/01/1990	3	ALTERATIONS				100 100
		2	ADDITIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,500	SC	1.00	1.00	1.00	1.00	396,000	1.50	100	1.00	R04 0.90	346,920

TOTAL	25,500 SF	ZONING	FRNT	152	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	346,900	332,900
Inf1	FACTOR 100		BUILDING	466,300	420,900		
Inf2	PHY 100		DETACHED	700	700		
			OTHER	0	0		
			TOTAL		813,900	754,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70		60	17.03	700	10/30/2003



BUILDING	CD	ADJ	DESC	MEASURE	9/17/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/17/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1932	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	675,811
NET AREA	2,483	DETAIL ADJ	1.075	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,613	1932	250.72	404,413		
\$NLA(RCN)	\$272	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	789	1932	228.00	179,896		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	483		53.40	25,790		
				ROOF COVER	2	WOOD SHINGLES	1.01	D	ATF	L	ATTIC FINISH	81	1932	162.00	13,122		
				FLOOR COVER	2	SOFTWOOD	1.00	+	EPA	N	ENCLOSED PORCH	51		108.24	5,520		
				INT FINISH	1	PLASTER	1.00	H	OPA	N	OPEN PORCH	140		61.80	8,652		
				HEATING/COOLING	2	HOT WATER	1.02	I	WDK	N	WOOD DECK	440		46.08	20,275		
				FUEL SOURCE	2	GAS	1.00	F21	O		FPL 2S 1OP	1		9,886.80	9,887		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$466,300

