

Key: 3951

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.770

LEGAL

LAND

DETACHED

BUILDING

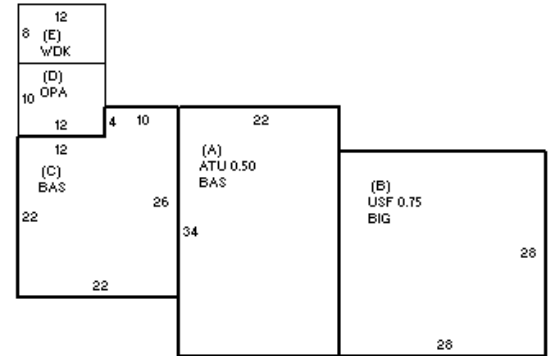
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| MACGRUDER COLIN & COURTNEY 11 LAWSON RD SCITUATE, MA 02066 | | | | 38-2-15-0 | | | | 11 LAWSON RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MACGRUDER COLIN & COURTNE | | | | 07/20/2016 | F | 1 | 47205-68 | | | | |
| MACGRUDER COLIN | | | | 11/16/2015 | QS | 430,000 | 46276-119 | | | | |
| BELSAN GERALD E & NINA | | | | 08/17/1998 | QS | 279,000 | 16509-276 | | | | |

| 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 | % |
| 21-1497 | 11/29/2021 | 3 | ALTERATIONS | 14,500 | 07/12/2022 | JD | 100 | 100 |
| 95-391 | 07/01/1995 | 3 | ALTERATIONS | | | | 100 | 100 |
| 95-288 | 05/31/1995 | 3 | ALTERATIONS | | | | 100 | 100 |
| 94-593 | 11/23/1994 | 3 | ALTERATIONS | | | | 100 | 100 |
| 94-461 | 09/21/1994 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 13,914 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | R04 | 0.90 | | 331,430 |

| | | | | | | | |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 13,914 SF | ZONING | FRNT | 98 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | SCITUATE | NOTE | LAND | 331,400 | 318,000 | | |
| Inf1 | FACTOR 100 | | BUILDING | 358,100 | 318,800 | | |
| Inf2 | PHY 100 | | DETACHED | 700 | 700 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 690,200 | 637,500 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 6 X 10 | | 60 | 17.03 | 700 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/12/2022 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/12/2022 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 4/5/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

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

| YEAR BLT | 1950 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 497.370 | | | | | | | | | | | | | | |
|----------------|------------|------------|-------|---|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|---------|----------|---|---------|---|-------|------------|------|---|-------|---|
| NET AREA | 1,860 | DETAIL ADJ | 1.144 | FOUNDATION | 3 | CONT WALL | 1.00 | + | BAS | L | BASE AREA | 1,272 | 1950 | 233.68 | 297,240 | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$267 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | ATU | N | ATTIC UNF | 374 | | 37.00 | 13,838 | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BIG | N | BUILT-IN GARAGE | 784 | | 45.86 | 35,954 | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | USF | L | UPPER STORY FIN | 588 | 1950 | 212.51 | 124,954 | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | D | OPA | N | OPEN PORCH | 120 | | 51.50 | 6,180 | | | | | | | | | | | | | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | E | WDK | N | WOOD DECK | 96 | | 38.40 | 3,686 | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | F11 | O | | FPL 1S 10P | 1 | | 7,281.00 | 7,281 | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>G</td> </tr> <tr> <td>INTERIOR</td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td>G</td> </tr> <tr> <td>BATHS</td> <td>G</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | G | INTERIOR | G | KITCHEN | G | BATHS | G | HEAT | A | ELECT | A |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td>1977 / 45</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>28 28 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>28 % GD 72</td> </tr> </tbody> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 1977 / 45 | COND | 28 28 % | FUNC | 0 | ECON | 0 | DEPR | 28 % GD 72 | | | | |
| EFF.YR/AGE | 1977 / 45 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 28 28 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 28 % GD 72 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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