

Key: 3952

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.771

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
FACENDOLA ADRIAN & QUINN KATHERINE E				38-2-16-0				15 LAWSON RD					
15 LAWSON RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
SCITUATE, MA 02066				FACENDOLA ADRIAN & KELLY MICHAEL P TR & KELLY MICHAEL P & DARLENE				11/01/2018	QS	535,000	50475-320		
								06/21/2018	F	1	49943-326		
								05/06/2015	QS	400,000	45518-39		

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	%
15-553	08/24/2015	3	ALTERATIONS	12,000	07/07/2016	SJ	100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	18,680	SC	1.00	1.00	1.00	1.00	396,000	1.99	100	1.00	R04 0.90	338,210

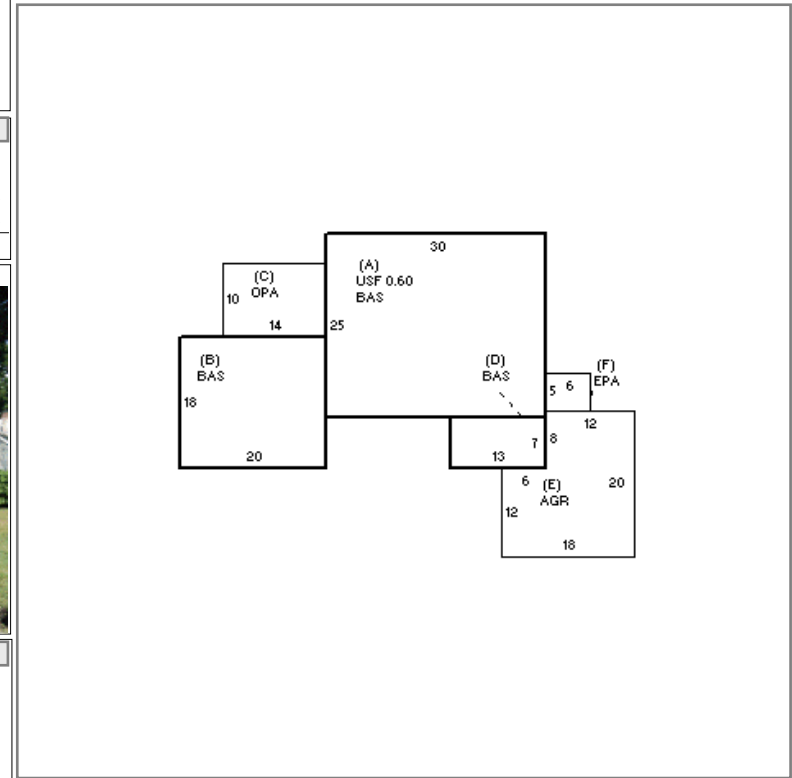
TOTAL	18,680 SF	ZONING	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	338,200	324,500		
Inf1	FACTOR 100		BUILDING	322,200	271,600		
Inf2	PHY 100		DETACHED	4,300	700		
			OTHER	0	0		
<b>TOTAL</b>				<b>664,700</b>	<b>596,800</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	12 X 8	96	14.95	700
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BUILDING	CD	ADJ	DESC	MEASURE	7/31/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/31/2019	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	9/11/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1938	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	423,882		
NET AREA	1,651	DETAIL ADJ	1.122	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,201	1938	234.86	282,069	CONDITION ELEM	CD		
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	450	1938	213.58	96,112	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	140		51.50	7,210	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	AGR	N	ATT GARAGE	312		50.76	15,837	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	F	EPA	N	ENCLOSED PORCH	30		90.20	2,706	BATHS	G		
				INT FINISH	1	PLASTER	1.00	F11	O	O	FPL 1S 1OP	2		7,281.00	14,582	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1991 / 31
																		COND	25 25%
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$322,200