

Key: 3955

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.773

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|---------|------------|------|------------|--------------|--------------|------|-----|------------|-----------|
| FAHLE HEATH W & EMILY M 27 LAWSON RD SCITUATE, MA 02066 | | | | 38-2-19-0 | | | | 27 LAWSON RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| FAHLE HEATH W & EMILY M | | | | 06/23/2017 | QS | 769,000 | 48579-223 | | | | | |
| FRIEND DAVID B & | | | | 06/01/2011 | QS | 702,000 | 39983-318 | | | | | |
| SOUTH SHORE BUILDERS, LLC | | | | 11/02/2005 | G | 600,000 | 31662-3 | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 26,725 | SC 1.00 | 100 | 1.00 | 396,000 | 1.43 | 100 | 1.00 | R04 | 0.90 | 348,400 |

LAND

| TOTAL | 26,725 SF | ZONING | FRNT | 135 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|---------|------------------|------------------|----------|
| Ngh | SCITUATE | NOTE | | | LAND | 348,400 | 334,300 |
| Inf1 | FACTOR 100 | | BUILDING | 845,900 | 761,300 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | | 1,194,300 | 1,095,600 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



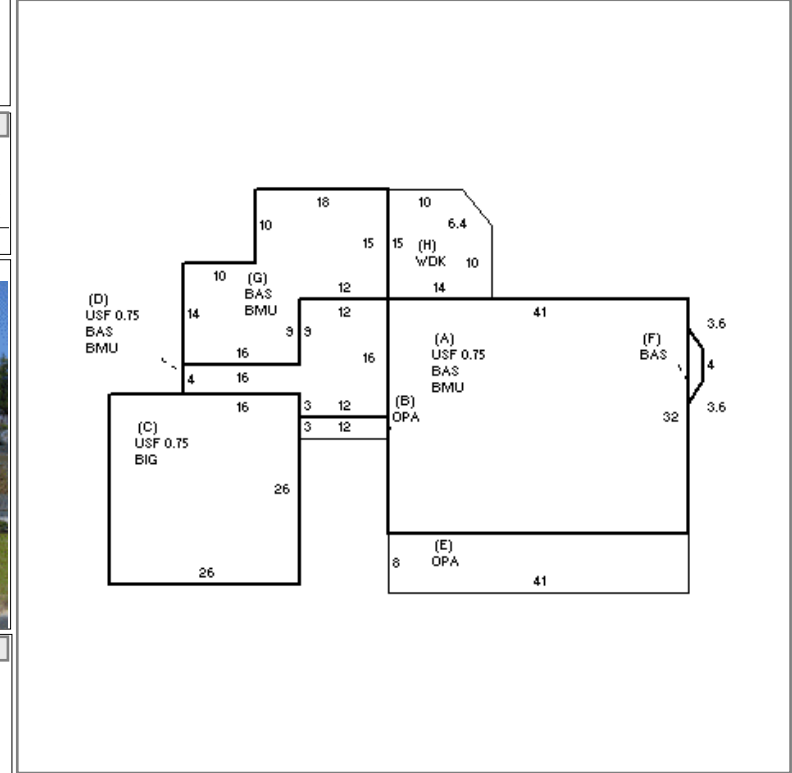
BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/14/2015 | SJ |
|----------|----|------|---------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/14/2015 | SJ |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 4/5/2011 | ER |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2007 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 995,122 |
|--------------|-------|------------|----------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 3,729 | DETAIL ADJ | 1.133 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 2,032 | | 44.32 | 90,056 | | |
| \$NLA(RCN) | \$267 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | USF | L | UPPER STORY FIN | 1,683 | 2007 | 208.81 | 351,431 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | OPA | N | OPEN PORCH | 364 | | 56.65 | 20,621 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | BIG | N | BUILT-IN GARAGE | 676 | | 51.39 | 34,739 | | |
| | | | | FLOOR COVER | 13 | COMB | 1.00 | + | BAS | L | BASE AREA | 2,046 | 2007 | 229.62 | 469,797 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | H | WDK | N | WOOD DECK | 200 | | 42.24 | 8,448 | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | F21 | O | | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | |
| STORIES | | 1.75 | 1.00 | | | | | | | | | | | | | | |
| ROOMS | | 9 | 1.00 | | | | | | | | | | | | | | |
| BEDROOMS | | 4 | 1.00 | | | | | | | | | | | | | | |
| BATHROOMS | | 3 | 1.00 | | | | | | | | | | | | | | |
| # 1/2 BATHS | | 1 | 1.00 | | | | | | | | | | | | | | |
| TOT FIXTURES | | 11 | \$10,967 | | | | | | | | | | | | | | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | |

| 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 | % |
| 06-293 | | 1 | NEW CONST | 278,840 | 06/02/2008 | SJ | 100 | 100 |
| | | 1 | NEW CONST | 279,840 | 07/19/2006 | SJ | 100 | 0 |
| | | 4 | DEMO | | 06/24/2006 | SJ | 100 | 100 |
| 06-283 | 05/18/2006 | 1 | NEW CONST | 279,840 | 06/25/2007 | SJ | 100 | 100 |
| | | 6 | CYCL GROWTH | | | | 100 | 100 |



| CONDITION ELEM | CD |
|----------------------|------------|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE 2007 / 15 | |
| COND | 15 15% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 15 % GD 85 |
| RCNLD | \$845,900 |