

Key: 3959

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.778

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MAHONEY GARY & AMY 45 LAWSON RD SCITUATE, MA 02066				38-2-22-0				45 LAWSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAHONEY GARY & AMY				08/30/2004	QS	388,000	28957-133				
ARONSON ERIC S & ANN P				01/01/1975	QS		4012-219				
DWYER STEPHEN J & JEAN E				01/01/1963	QS		2960-217				

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	%
11-240	05/10/2011	2	ADDITIONS	106,500	07/14/2011	SJ	100	100
11-240	05/10/2011	2	ADDITIONS	106,500	08/20/2012	SJ	100	100

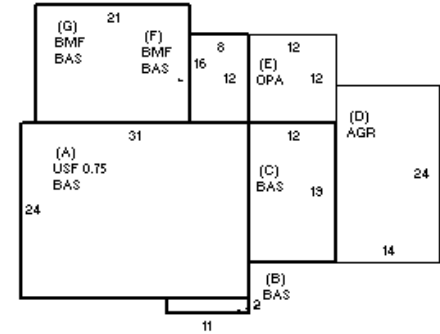
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,123 SC	1.00	100	1.00	396,000	1.64	100	1.00	R04	0.90	343,970

TOTAL	23,123 SF	ZONING	FRNT	108	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	344,000	330,100		
Inf1	FACTOR 100		BUILDING	368,000	331,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	712,000	661,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/20/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/20/2012	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

G

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	490,660															
NET AREA	1,984	DETAIL ADJ	1.065	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,426	1956	214.85	306,374																	
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	558	1956	195.38	109,023																	
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	336		49.48	16,625																	
				ROOF COVER	1	ASPH SHINGLES	1.00	E	OPA	N	OPEN PORCH	144		51.50	7,416																	
				FLOOR COVER	14	COMB	1.00	+	BMF	N	BSMT FINISH-SEP	432		88.65	38,297																	
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813																	
				HEATING/COOLING	2	HOT WATER	1.02																									
				FUEL SOURCE	99	N/A	1.00																									
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