

Key: 3961

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.780

LEGAL

LAND

DETACHED

BUILDING

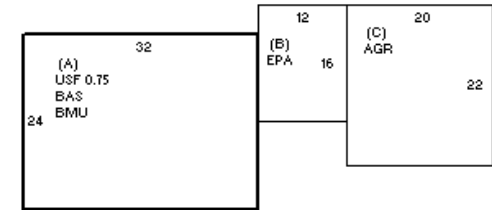
CURRENT OWNER				PARCEL ID				LOCATION			
POITRAS BRIAN F & TERESA B				38-3-6-0				66 LAWSON RD			
66 LAWSON RD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SCITUATE, MA 02066				POITRAS BRIAN F & TERESA				01/23/2012 H 300,000 40885-22			
				BOYEY A PHYLLIS L				08/30/2005 F 1 31235-59			
				BOYEY A PHYLLIS				02/09/1987 QS PRO107-			

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	%
22-0119	02/02/2022	3	ALTERATIONS	35,000	07/12/2022	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,196	SC 1.00	100	1.00	396,000	2.04	100	1.00	R04	0.90	337,560

TOTAL	18,196 SF	ZONING	FRNT	149	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	337,600	323,900		
Infl1	FACTOR 100		BUILDING	292,300	259,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	629,900	583,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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	1953	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.122
\$NLA(RCN)	\$302	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,693	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	768	1953	246.45	189,275
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1953	224.12	129,094
ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	192		90.20	17,318
FLOOR COVER	14	COMB	1.00	C	AGR	N	ATT GARAGE	440		45.60	20,064
INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	406.032
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$292,300