

Key: 3984

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.803

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| KELLEY MICHAEL A & DIANE M TRS<br>49 LAWSON TER<br>SCITUATE, MA 02066 |  |  |  | 38-3-21-0  |    |            |              | 49 LAWSON TER |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| KELLEY MICHAEL A & DIANE  |  |  |  | 07/13/2020 | F  | 1          | 53061-289    |               |  |  |  |
| KELLEY MICHAEL A & DIANE  |  |  |  | 01/06/1995 | QS | 256,000    | 13362-191    |               |  |  |  |
| MICHAUD KENNETH A AND GAL   |  |  |  | 11/30/1979 | XX |            | 4761-261     |               |  |  |  |

| 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    | % |
|        |        |               |      |        |       |    |        |   |

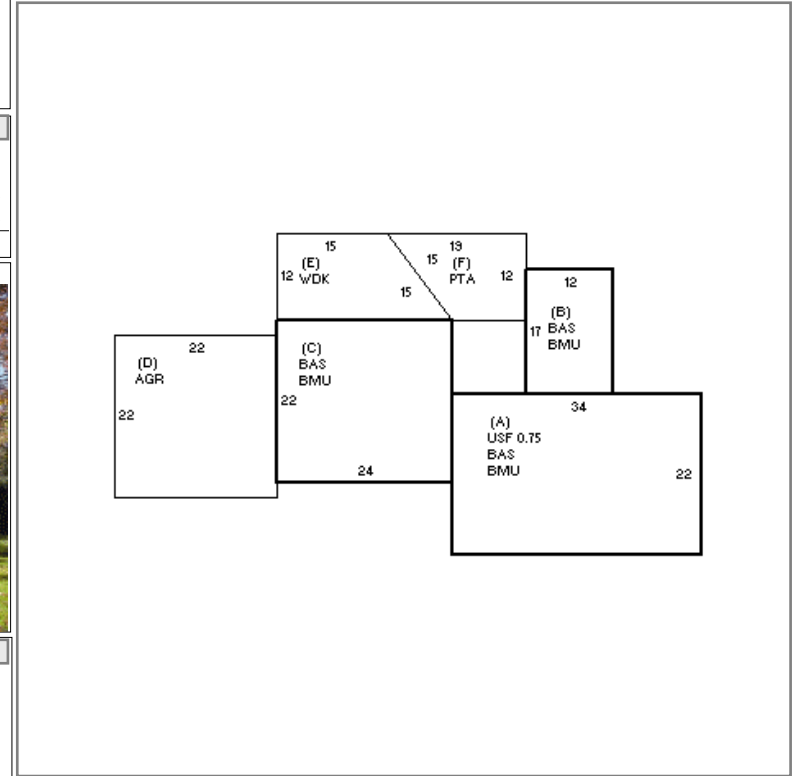
LAND

| CD  | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|-------|-------|----------|-----|-------|-----|------|------------|-----------|
| 100 | S | 23,104   | SC  | 1.00  | 100   | 1.00     | 100 | 1.00  | R05 | 1.10 |            | 420,390   |

| TOTAL        | 23,104 SF  | ZONING |          | FRNT    | 144     | ASSESSED       | CURRENT        | PREVIOUS |
|--------------|------------|--------|----------|---------|---------|----------------|----------------|----------|
| Ngh          | SCITUATE   | NOTE   |          |         |         | LAND           | 420,400        | 382,200  |
| Infl1        | FACTOR 100 |        | BUILDING | 459,900 | 409,000 |                |                |          |
| Infl2        | PHY 100    |        | DETACHED | 0       | 0       |                |                |          |
|              |            |        | OTHER    | 0       | 0       |                |                |          |
| <b>TOTAL</b> |            |        |          |         |         | <b>880,300</b> | <b>791,200</b> |          |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 9/17/2010 | PL  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 9/17/2010 | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]         | REVIEW  | 4/5/2011  | ER  |
| QUALITY  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

BLDG COMMENTS

G

| YEAR BLT     | 1961  | SIZE ADJ   | 1.000           | ELEMENT    | CD            | DESCRIPTION    | ADJ   | S    | BAT        | T          | DESCRIPTION     | UNITS           | YB       | ADJ PRICE | RCN     | TOTAL RCN      | 621,495    |  |
|--------------|-------|------------|-----------------|------------|---------------|----------------|-------|------|------------|------------|-----------------|-----------------|----------|-----------|---------|----------------|------------|--|
| NET AREA     | 2,041 | DETAIL ADJ | 1.122           | FOUNDATION | 4             | CONT BSMT WALL | 1.00  | +    | BMU        | N          | BSMT UNFINISHED | 1,480           |          | 47.05     | 69,636  | CONDITION ELEM | CD         |  |
| \$NLA(RCN)   | \$305 | OVERALL    | 1.000           | EXT COVER  | 1             | WD SHINGLES    | 1.00  | +    | BAS        | L          | BASE AREA       | 1,480           | 1961     | 247.68    | 366,568 |                |            |  |
| CAPACITY     |       |            | UNITS           | ADJ        | ROOF SHAPE    | 1              | GABLE | 1.00 | A          | USF        | L               | UPPER STORY FIN | 561      | 1961      | 225.24  | 126,359        | EXTERIOR   |  |
| STORIES      | 1.75  | 1.00       | ROOF COVER      | 1          | ASPH SHINGLES | 1.00           | D     | AGR  | N          | ATT GARAGE | 484             |                 | 48.90    | 23,667    | 23,667  | INTERIOR       |            |  |
| ROOMS        | 6     | 1.00       | FLOOR COVER     | 34         | COMB          | 1.00           | E     | WDK  | N          | WOOD DECK  | 234             |                 | 42.24    | 9,885     | 9,885   | KITCHEN        |            |  |
| BEDROOMS     | 3     | 1.00       | INT FINISH      | 1          | PLASTER       | 1.00           | F     | PTA  | N          | PATIO      | 174             |                 | 16.39    | 2,852     | 2,852   | BATHS          |            |  |
| BATHROOMS    | 2     | 1.00       | HEATING/COOLING | 2          | HOT WATER     | 1.02           | F11   | O    | FPL 1S 1OP | 1          |                 |                 | 8,009.10 | 8,009     | 8,009   | BATHS          |            |  |
| # 1/2 BATHS  | 0     | 1.00       | FUEL SOURCE     | 99         | N/A           | 1.00           | FPL   | O    | FIREPLACE  | 1          |                 |                 | 8,594.30 | 8,594     | 8,594   | HEAT           |            |  |
| TOT FIXTURES | 6     | \$5,925    |                 |            |               |                |       |      |            |            |                 |                 |          |           |         |                | ELECT      |  |
| # UNITS      | 1     | 1.00       |                 |            |               |                |       |      |            |            |                 |                 |          |           |         |                |            |  |
|              |       |            |                 |            |               |                |       |      |            |            |                 |                 |          |           |         | EFF.YR/AGE     | 1985 / 37  |  |
|              |       |            |                 |            |               |                |       |      |            |            |                 |                 |          |           |         | COND           | 26 26 %    |  |
|              |       |            |                 |            |               |                |       |      |            |            |                 |                 |          |           |         | FUNC           | 0          |  |
|              |       |            |                 |            |               |                |       |      |            |            |                 |                 |          |           |         | ECON           | 0          |  |
|              |       |            |                 |            |               |                |       |      |            |            |                 |                 |          |           |         | DEPR           | 26 % GD 74 |  |
|              |       |            |                 |            |               |                |       |      |            |            |                 |                 |          |           |         | RCNLD          | \$459,900  |  |