

Key: 3985

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.804

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NALLY JOHN K JR & KRISTEN J S/O NALLY JOHN K JR & KRISTEN 55 LAWSON TER SCITUATE, MA 02066				38-3-22-0				55 LAWSON TER			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NALLY JOHN K JR & KRISTEN				03/01/2023	F	1	57708-151				
NALLY JOHN K JR & KRISTEN				05/15/1997	QS	244,500	15175-198				
REEDY CATHERINE R				03/12/1991	XX		10182-157				

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 %
12-339	06/18/2012	3	ALTERATIONS	5,000	07/29/2013	SJ	100 100
94-642	12/21/1994	3	ALTERATIONS				100 100

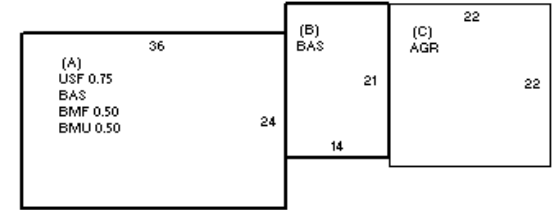
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,853	SC 1.00	100	1.00	100	1.00		R05	1.10		416,870

DETAILED

TOTAL	20,853 SF	ZONING	FRNT	148	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	416,900	379,000		
Infl1	FACTOR 100		BUILDING	392,800	349,500		
Infl2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL	810,300	729,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 30 0.70		1995	50	17.03	600	10/30/2003



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/29/2013	
MODEL	1		RESIDENTIAL	LIST	7/29/2013	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%]			

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	538,145
NET AREA	1,806	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	432		54.18	23,407		
\$NLA(RCN)	\$298	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	432		76.06	32,859		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	648	1956	230.68	149,481		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,158	1956	253.66	293,744		
				FLOOR COVER	14	COMB	1.00	C	AGR	N	ATT GARAGE	484		48.90	23,667		
				INT FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 10P	1		9,062.90	9,063		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		1980 / 42
COND	27 27 %	
FUNC	0	
ECON	0	
DEPR	27 % GD	73
RCNLD		\$392,800