

Key: 3986

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.805

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PRETZER BRYAN TR & PAMELA E 63 LAWSON TER SCITUATE, MA 02066				38-3-23-0				63 LAWSON TER			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PRETZER BRYAN TR & PAMELA E				01/30/2013	F	1	42615-291				
PRETZER BRYAN W AND PAMELA E				09/27/1991	QS	174,250	10502-318				
HANLEY VIRGINIA S				02/01/1989	XX		10029-225				

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	%
16-245	05/10/2016	3	ALTERATIONS	29,900	07/07/2016	SJ	100	75
16-245	05/10/2016	3	ALTERATIONS	29,900	07/13/2017	SJ	100	100
15-763	11/09/2015	3	ALTERATIONS	32,700	07/07/2016	SJ	100	100
07-470	08/10/2007	2	ADDITIONS	48,000	07/14/2008	SJ	100	100
07-470	08/10/2007	2	ADDITIONS	48,000	07/23/2009	SJ	100	100

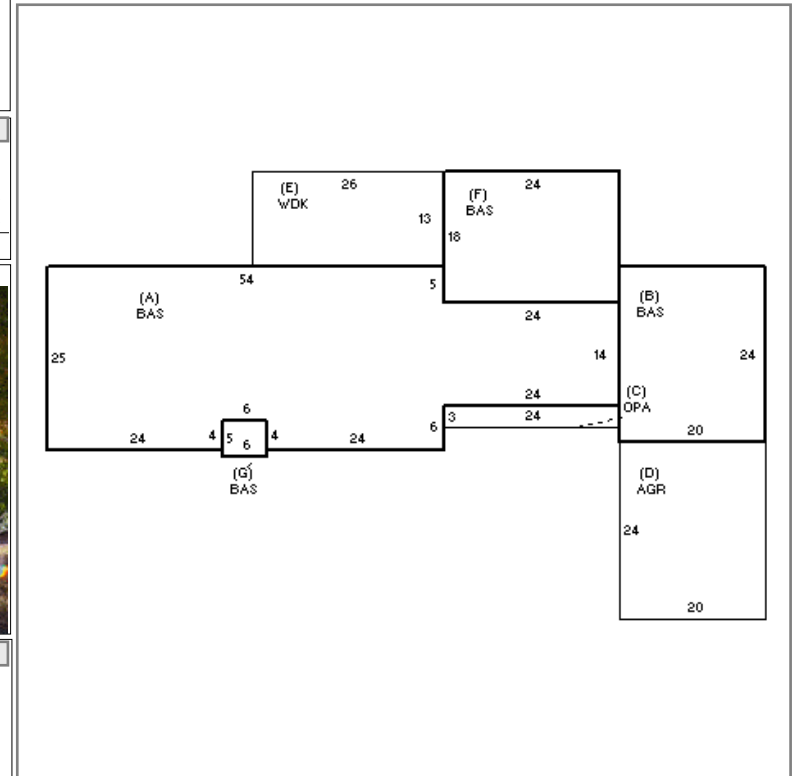
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,791	SC	1.00	100	1.00	100	1.00	R05	1.10		421,420

TOTAL	23,791 SF	ZONING	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	421,400	383,100		
Inf1	FACTOR 100		BUILDING	432,500	384,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		853,900	767,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/27/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/27/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/5/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]	xtra shower		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
xtra shower		

INSTALL

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	514,853	
NET AREA	2,604	DETAIL ADJ	0.831	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	2,172	1971	176.31	382,953	CONDITION ELEM CD		
\$NLA(RCN)	\$198	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	C	OPA	N	OPEN PORCH	72		56.65	4,079	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	480		49.00	23,518	INTERIOR	V	
				ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	338		42.24	14,277	KITCHEN	V	
				FLOOR COVER	14	COMB	1.00	F	BAS	L	BASE AREA	432	2008	176.31	76,167	BATHS	V	
				INT FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1		8,009.10	8,009	HEAT			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	GEN	O	GENERATOR	1		0.00		ELECT			
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES	1	1.00																
ROOMS	7	1.00																
BEDROOMS	4	1.00																
BATHROOMS	2	1.00																
# 1/2 BATHS	1	1.00																
TOT FIXTURES	8	\$5,850																
# UNITS	1	1.00																
																EFF.YR/AGE	2006 / 16	
																COND	16 16%	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$432,500	