**Key: 4004**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,822

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| TIBBETTS TAYLOR F & NANCY L<br>16 LAWSON TER<br>SCITUATE, MA 02066 | 38-5-13-0 | 16 LAWSON TER |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| TIBBETTS TAYLOR F & NANCY | 12/15/2009 | A | 400,000 | 38029-43 |
| TIBBETTS RICHARD & MARGAR | 02/07/2000 | QS | 326,750 | 18261-129 |
| KUHN KARL G & MARY ANNE | 01/01/1974 | XX | | 3950-417 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

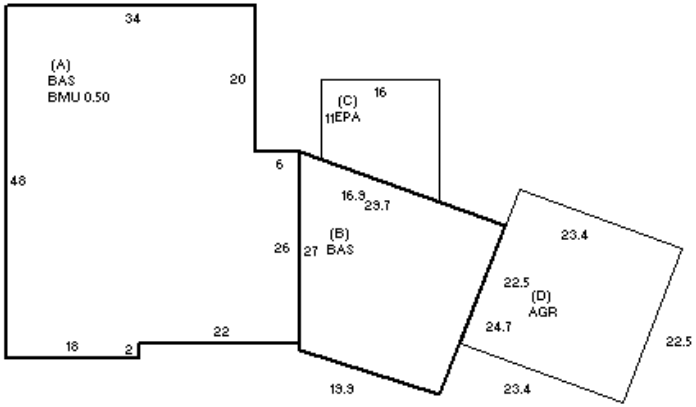
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 14-273 | 05/22/2014 | 3 | ALTERATIONS | 8,000 | 07/10/2014 | MR | 100 | 100 |
| | | 3 | ALTERATIONS | | 07/19/2006 | SJ | 0 | 100 |
| 05-089 | 03/08/2005 | 3 | ALTERATIONS | 21,000 | 06/21/2005 | SJ | 100 | 100 |
| 03-674 | 10/29/2003 | 3 | ALTERATIONS | 4,100 | 08/09/2004 | SJ | 100 | 100 |
| 03-673 | 10/28/2003 | 3 | ALTERATIONS | 10,000 | 08/09/2004 | SJ | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 40,000 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | 484,000 | 1.00 | 100 | 1.00 | R05 | 1.10 | | | 444,440 |
| 300 | A | 0.472 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | 21,780 | 1.00 | 100 | 1.00 | R05 | 1.10 | | | 10,280 |

| TOTAL | 1.390 Acres | ZONING | | FRNT | 119 |
|---|---|---|---|---|---|
| Ngh | SCITUATE | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 454,700 | 413,900 |
| BUILDING | 377,800 | 336,100 |
| DETACHED | 18,000 | 17,100 |
| OTHER | 0 | 0 |
| TOTAL | **850,500** | **767,100** |




## DETACHED

| TY | QUAL | | COND | | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|---|---|
| SHF | A | 1.00 | 30 | 0.70 | | | 40 | 17.03 | 500 |
| SHF | A | 1.00 | 20 | 0.80 | | 2003 | 100 | 14.74 | 1,200 |
| IPG | A | 1.00 | 40 | 0.60 | 20 X 40 | 2005 | 800 | 33.98 | 16,300 |

PHOTO 07/10/2014

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 7/10/2014 | MR |
| LIST | 7/10/2014 | EST |
| REVIEW | 7/16/2014 | TD |

BLDG COMMENTS

FY12 FR-G TO AVE

| | | | |
|---|---|---|---|
| YEAR BLT | 1952 | SIZE ADJ | 1.000 |
| NET AREA | 2,380 | DETAIL ADJ | 0.884 |
| $NLA(RCN) | $217 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 8 | $5,658 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 14 | COMB | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 11 | HW/COOL AIR | 1.04 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 878 | | 49.00 | 43,026 |
| + | BAS | L | BASE AREA | 2,380 | 1952 | 172.93 | 411,574 |
| C | EPA | N | ENCLOSED PORCH | 220 | | 90.20 | 19,844 |
| D | AGR | N | ATT GARAGE | 526 | | 43.57 | 22,918 |
| | F11 | O | FPL 1S 1OP | 2 | | 7,281.00 | 14,562 |

| TOTAL RCN | 517,582 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1981 / 41 | | |
|---|---|---|---|
| COND | 27 | 27 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 27 | % GD | 73 |
| RCNLD | | | $377,800 |