

Key: 4006

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.824

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| JENNINGS CHRISTIAN & RENEE<br>20 LAWSON RD<br>SCITUATE, MA 02066 |  |  |  | 38-5-15-0  |    |            |              | 20 LAWSON RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| JENNINGS CHRISTIAN & RENEE                                       |  |  |  | 06/19/2015 | QS | 592,000    | 45690-33     |              |  |  |  |
| GIBSON ROBERT N &  |  |  |  | 11/15/1993 | QS | 247,000    | 12386-277    |              |  |  |  |
| MADDEN MARK M & ANN G  |  |  |  | 04/08/1986 | XX | 6689-223   | 6689-223     |              |  |  |  |

| 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    | %   |     |
| 04-095 | 02/27/2004 | 2             | ADDITIONS   | 203,500 | 06/21/2005 | SJ | 100    | 100 |     |
|        |            | 2             | ADDITIONS   |         | 08/17/2004 | SJ | 100    | 100 |     |
|        |            | 2             | ADDITIONS   |         |            |    |        | 100 | 100 |
|        |            | 6             | CYCL GROWTH |         |            |    |        | 100 | 100 |

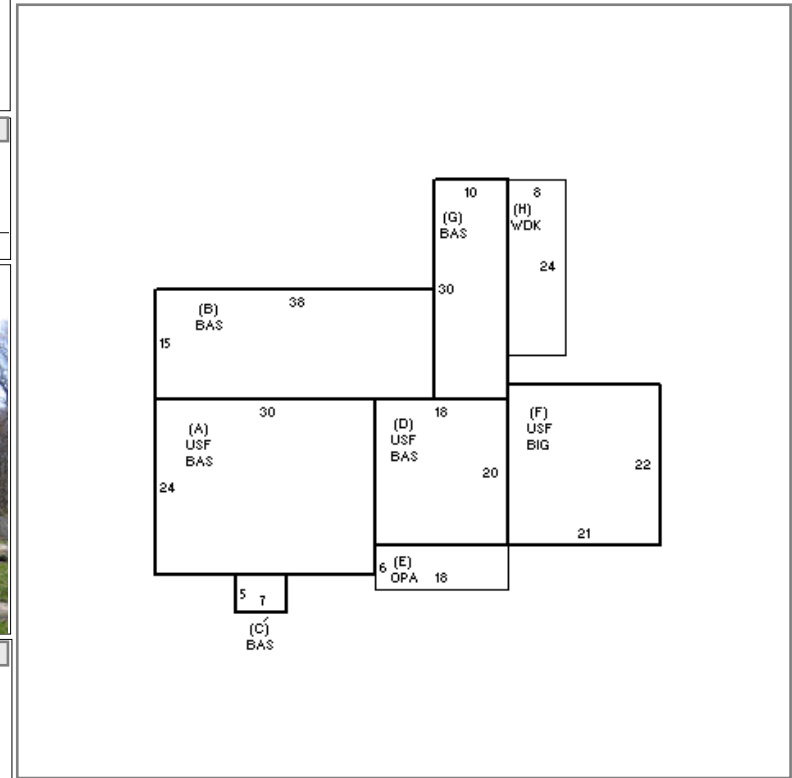
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 35,187   | SC 1.00 | 100  | 1.00 | 396,000  | 1.12 | 100  | 1.00 | R04 | 0.90       | 358,200   |

| TOTAL | 35,187 SF  | ZONING | SCITUATE | FRNT | 343 | ASSESSED | LAND 358,200<br>BUILDING 610,800<br>DETACHED 8,900<br>OTHER 0<br>TOTAL 977,900 | CURRENT | 343,700<br>560,000<br>8,500<br>0<br>912,200 | PREVIOUS |    |
|-------|------------|--------|----------|------|-----|----------|--|---------|---|----------|----|
| Ngh   | SCITUATE   | NOTE   |          | LAND |     | USF      | 30   | USF     | 24  | OPA      | 6  |
| Inf1  | FACTOR 100 | OPF    |          | USF  | 30  | USF      | 18   | USF     | 20  | OPA      | 18 |
| Inf2  | PHY 100    | OPF    |          | USF  | 24  | USF      | 20   | USF     | 22  | OPA      | 18 |

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70  |    | 10    | 17.03     | 100   |
| IPV | A    | 1.00 | 50 0.50  |    | 512   | 34.49     | 8,800 |



BLDG COMMENTS  
FY12 FR-COL TO CONV



| BUILDING | CD | ADJ  | DESC                | MEASURE | 3/11/2015 |
|----------|----|------|---------------------|---------|-----------|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 3/11/2015 |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 4/5/2011  |
| QUALITY  | G  | 1.20 | GOOD [100%]         |         |           |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |

| YEAR BLT     | 1880  | SIZE ADJ   | 1.000           | ELEMENT    | CD            | DESCRIPTION | ADJ  | S    | BAT | T               | DESCRIPTION     | UNITS      | YB     | ADJ PRICE | RCN     | TOTAL RCN      | 925,493    |
|--------------|-------|------------|-----------------|------------|---------------|-------------|------|------|-----|-----------------|-----------------|------------|--------|-----------|---------|----------------|------------|
| NET AREA     | 3,527 | DETAIL ADJ | 1.140           | FOUNDATION | 2             | SLAB        | 0.95 | +    | BAS | L               | BASE AREA       | 1,985      | 1880   | 253.77    | 503,732 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$262 | OVERALL    | 1.000           | EXT COVER  | 2             | CLAPBOARD   | 1.00 | +    | USF | L               | UPPER STORY FIN | 1,542      | 1880   | 230.78    | 355,856 | EXTERIOR       |            |
| CAPACITY     |       |            | UNITS           | ADJ        | ROOF SHAPE    | 2           | HIP  | 1.00 | E   | OPA             | N               | OPEN PORCH | 108    | 61.80     | 6,674   | INTERIOR       |            |
| STORIES      | 2     | 1.00       | ROOF COVER      | 1          | ASPH SHINGLES | 1.00        | F    | BIG  | N   | BUILT-IN GARAGE | 462             | 61.59      | 28,457 | KITCHEN   |         |                |            |
| ROOMS        | 7     | 1.00       | FLOOR COVER     | 2          | SOFTWOOD      | 1.00        | H    | WDK  | N   | WOOD DECK       | 192             | 46.08      | 8,848  | BATHS     |         |                |            |
| BEDROOMS     | 4     | 1.00       | INT FINISH      | 1          | PLASTER       | 1.00        |      | F21  | O   | FPL 2S 1OP      | 1               | 9,886.80   | 9,887  | HEAT      |         |                |            |
| BATHROOMS    | 3     | 1.00       | HEATING/COOLING | 1          | FORCED AIR    | 1.00        |      |      |     |                 |                 |            |        | ELECT     |         |                |            |
| # 1/2 BATHS  | 1     | 1.00       | FUEL SOURCE     | 1          | OIL           | 1.00        |      |      |     |                 |                 |            |        |           |         |                |            |
| TOT FIXTURES | 11    | \$12,038   |                 |            |               |             |      |      |     |                 |                 |            |        |           |         |                |            |
| # UNITS      | 1     | 1.00       |                 |            |               |             |      |      |     |                 |                 |            |        |           |         |                |            |
|              |       |            |                 |            |               |             |      |      |     |                 |                 |            |        |           |         | EFF.YR/AGE     | 1970 / 52  |
|              |       |            |                 |            |               |             |      |      |     |                 |                 |            |        |           |         | COND           | 34 34 %    |
|              |       |            |                 |            |               |             |      |      |     |                 |                 |            |        |           |         | FUNC           | 0          |
|              |       |            |                 |            |               |             |      |      |     |                 |                 |            |        |           |         | ECON           | 0          |
|              |       |            |                 |            |               |             |      |      |     |                 |                 |            |        |           |         | DEPR           | 34 % GD 66 |
|              |       |            |                 |            |               |             |      |      |     |                 |                 |            |        |           |         | RCNLD          | \$610,800  |