

Key: 4113

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.931

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LABRECK MICHAEL T & PAMELA J 17 WASHINGTON LANE SCITUATE, MA 02066				38-11-5-0				17 WASHINGTON LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LABRECK MICHAEL T & PAMEL				12/28/1995	QS	185,000	(89029)				
VERGOBBE RICHARD E & DORO				01/01/1949	XX		13029-0				

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	%
22-1308	12/16/2022	3	ALTERATIONS	90,000	04/19/2023	JD	100	100
11-386	06/30/2011	3	ALTERATIONS	1,000	09/10/2012	SJ	100	100
05-235		2	ADDITIONS		07/26/2006	SJ	0	100
05-235	05/11/2005	2	ADDITIONS	130,000	06/21/2005	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,925	SC 1.00	100	1.00	396,000	1.88	100	1.00	R03	0.90	339,870

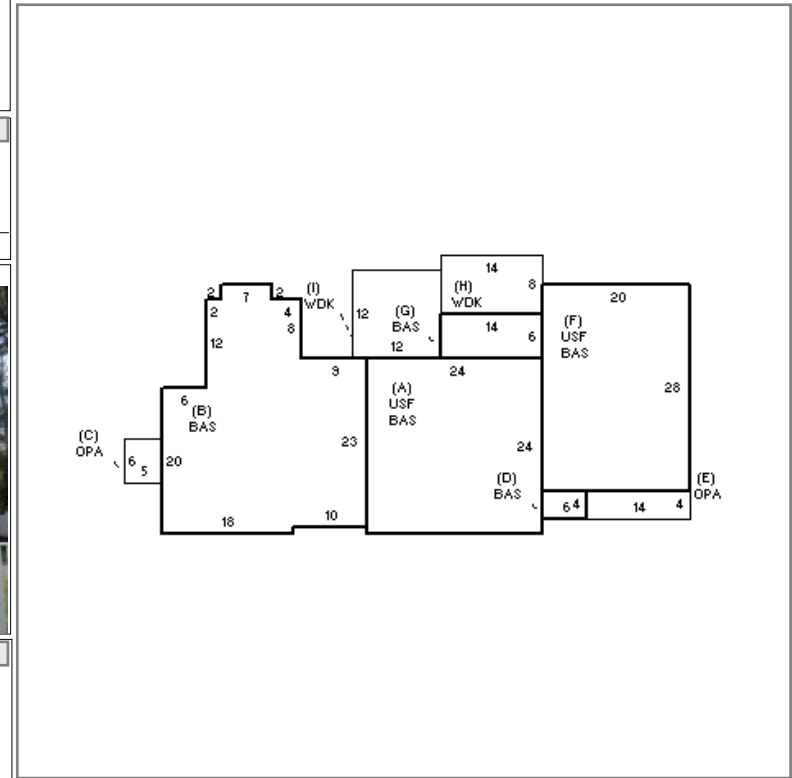
TOTAL	19,925 SF	ZONING	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE IN-LAW/ACCESSORY DWG.			LAND	339,900	326,100
Inf1	FACTOR 100		BUILDING	566,300	465,900		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
					TOTAL	906,400	792,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200

PHOTO 04/25/2023



BLDG COMMENTS
IN-LAW APT/ LEGAL ACCESSORY DWELLING



BUILDING	CD	ADJ	DESC	MEASURE	9/10/2012	SJ
MODEL	1		RESIDENTIAL	LIST	9/10/2012	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/19/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	666,238
NET AREA	3,136	DETAIL ADJ	1.007	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	576	1948	208.29	119,973	CONDITION ELEM	CD
\$NLA(RCN)	\$212	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	576	1948	189.41	109,101	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,424	2006	208.28	296,597	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	86		56.65	4,872	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	F	USF	L	UPPER STORY FIN	560	2006	189.41	106,071	BATHS	G
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	256		42.24	10,813	HEAT	U
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O		FPL 2S 1OP	1		9,062.90	9,063	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		9	1.00														
BEDROOMS		4	1.00														
BATHROOMS		3	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		11	\$9,748														
# UNITS		2	1.02														
																EFF.YR/AGE	2007 / 15
																COND	15 15 %
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$566,300