

Key: 5034

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.783

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MEYRICK JOHN C & KATHLEEN C 22 LOTUS AVENUE SCITUATE, MA 02066				33-7-65-0				22 LOTUS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MEYRICK JOHN C & KATHLEEN				12/27/1994	QS	225,000		(87443)			
KEAVENEY DAVID M & ANNE				01/01/1972	XX	47263-0		47263-0			
GERMAIN WILLIAM J AND DOL				01/01/1969	XX	(C00042287)		(C00042287)			

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	%
14-153	12/11/2014	3	ALTERATIONS	45,000	07/22/2015	SJ	100	100
95-340A-2	06/19/1995	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,193	SC	1.00	100	1.00	100	1.00	R04	0.90		342,800

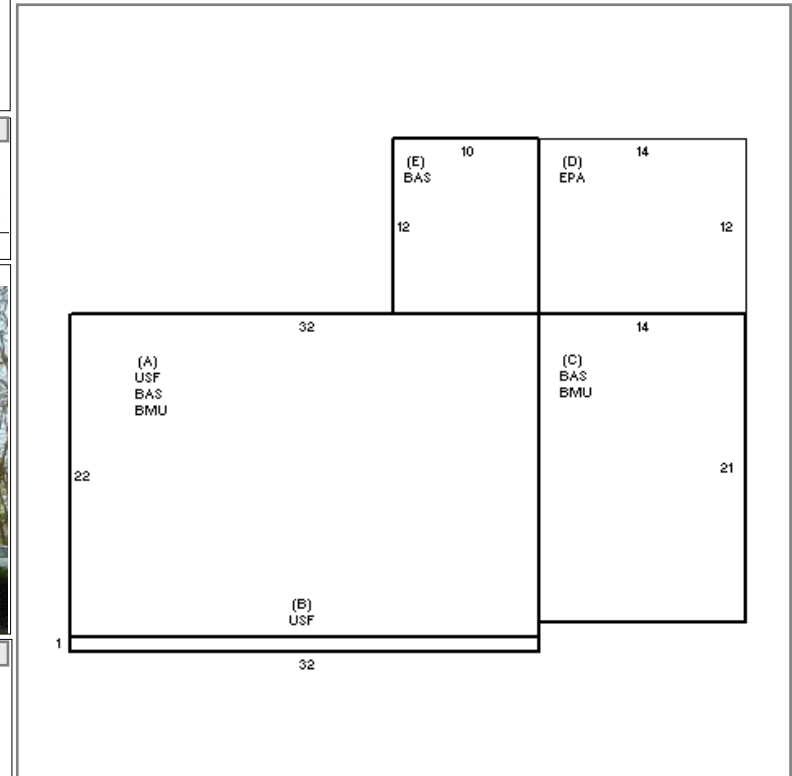
TOTAL	22,193 SF	ZONING	FRNT	303	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	342,800	329,000		
Inf1	FACTOR 100		BUILDING	387,300	359,000		
Inf2	PHY 100		DETACHED	400	300		
			OTHER	0	0		
			TOTAL	730,500	688,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/22/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	502,948
NET AREA	1,854	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	998		51.91	51,810		
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	736	1967	212.73	156,566		
				ROOF SHAPE	1	GABLE	1.00		EPA	N	ENCLOSED PORCH	168		99.22	16,669		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,118	1967	233.92	261,523		
				FLOOR COVER	34	COMB	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740		
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$4,576
# UNITS	1	1.00

CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1995 / 27	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$387,300	