

Key: 5078

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.826

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| HENEGHAN PAUL T & BETH A<br>150 LAWSON ROAD<br>SCITUATE, MA 02066 |  |  |  | 33-4-1-0   |    |            |              | 150 LAWSON RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| HENEGHAN PAUL T & BETH A  |  |  |  | 06/05/2000 | QS | 210,000    | 18581-198    |               |  |  |  |
| DION PAUL V & ANN D   |  |  |  | 06/07/1993 | XX |            | 11921-257    |               |  |  |  |
| DION PAUL V & ANN D   |  |  |  | 01/01/1966 | XX |            | 3219-785     |               |  |  |  |

| 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    | %   |
| 08-451 | 09/19/2008 | 2             | ADDITIONS   | 40,000 | 07/09/2009 | SJ | 100    | 100 |
| 08-451 | 09/19/2008 | 2             | ADDITIONS   | 40,000 | 08/04/2010 | SJ | 100    | 100 |
| 08-451 | 09/19/2008 | 2             | ADDITIONS   | 40,000 | 06/29/2011 | SJ | 100    | 100 |
| 01-549 | 10/01/2001 | 3             | ALTERATIONS |        |            |    | 100    | 100 |

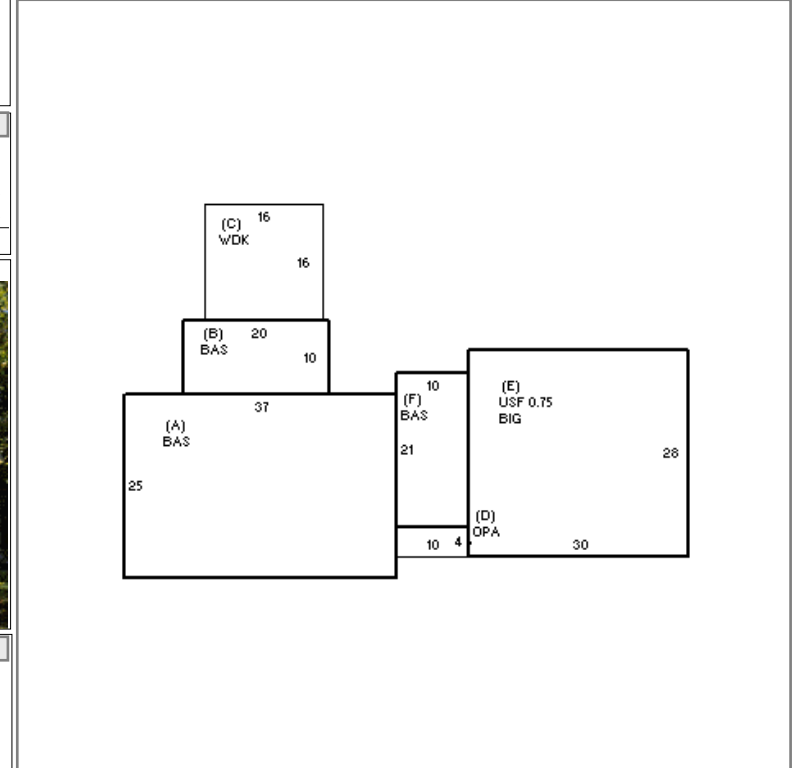
LAND

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 22,470   | SC  | 1.00 | 100  | 1.00     | 100 | 1.00 | R04 | 0.90 |            | 343,160   |

|       |            |        |          |         |          |         |          |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 22,470 SF  | ZONING | FRNT     | 2,229   | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | SCITUATE   | NOTE   | LAND     | 343,200 | 329,300  |         |          |
| Inf1  | FACTOR 100 |        | BUILDING | 271,900 | 241,900  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 500     | 500      |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 615,600 | 571,700  |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70  |    | 40    | 17.03     | 500   |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/29/2011 | SJ  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/29/2011 | EST |
| STYLE    | 1  | 0.85 | RANCH [100%]      | REVIEW  | 3/29/2011 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

G

| YEAR BLT       | 1953      | SIZE ADJ   | 1.000 | ELEMENT   | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 367,459 |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
|----------------|-----------|------------|-------|---|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|------|--|-------|----|---------|
| NET AREA       | 1,965     | DETAIL ADJ | 0.839 | FOUNDATION  | 2  | SLAB          | 0.95 | + | BAS | L | BASE AREA       | 1,125 | 1953 | 169.61    | 190,811 |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
| \$NLA(RCN)     | \$187     | OVERALL    | 1.000 | EXT COVER   | 1  | WD SHINGLES   | 1.00 | C | WDK | N | WOOD DECK       | 256   |      | 38.40     | 9,830   |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
|                |           |            |       | ROOF SHAPE  | 1  | GABLE         | 1.00 | D | OPA | N | OPEN PORCH      | 40    |      | 51.50     | 2,060   |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
|                |           |            |       | ROOF COVER  | 1  | ASPH SHINGLES | 1.00 | E | BIG | N | BUILT-IN GARAGE | 840   |      | 33.26     | 27,941  |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
|                |           |            |       | FLOOR COVER   | 14 | COMB          | 1.00 | E | USF | L | UPPER STORY FIN | 630   | 2009 | 154.24    | 97,172  |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
|                |           |            |       | INT FINISH  | 1  | PLASTER       | 1.00 | F | BAS | L | BASE AREA       | 210   | 2009 | 169.61    | 35,618  |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
|                |           |            |       | HEATING/COOLING   | 11 | HW/COOL AIR   | 1.04 |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
|                |           |            |       | FUEL SOURCE   | 99 | N/A           | 1.00 |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
|                |           |            |       | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </tbody> </table> |    |               |      |   |     |   |                 |       |      |           |         |           |         | CONDITION ELEM | CD        | EXTERIOR |      | INTERIOR |      | KITCHEN |   | BATHS |      | HEAT |  | ELECT |    |         |
| CONDITION ELEM | CD        |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
| EXTERIOR       |           |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
| INTERIOR       |           |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
| KITCHEN        |           |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
| BATHS          |           |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
| HEAT           |           |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
| ELECT          |           |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
|                |           |            |       | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1985 / 37</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>26</td> <td>26 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>26</td> <td>% GD 74</td> </tr> </tbody> </table>            |    |               |      |   |     |   |                 |       |      |           |         |           |         | EFF.YR/AGE     | 1985 / 37 |          | COND | 26       | 26 % | FUNC    | 0 |       | ECON | 0    |  | DEPR  | 26 | % GD 74 |
| EFF.YR/AGE     | 1985 / 37 |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
| COND           | 26        | 26 %       |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
| FUNC           | 0         |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
| ECON           | 0         |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
| DEPR           | 26        | % GD 74    |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |
|                |           |            |       | <table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$271,900</td> </tr> </thead> </table>   |    |               |      |   |     |   |                 |       |      |           |         |           |         | RCNLD          | \$271,900 |          |      |          |      |         |   |       |      |      |  |       |    |         |
| RCNLD          | \$271,900 |            |       |   |    |               |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |  |       |    |         |