

Key: 5080

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.828

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYDON EDWARD A & DIANNE E 316 FARRINGTON ST QUINCY, MA 02170				33-4-3-0				138 LAWSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LYDON EDWARD A & DIANNE E				09/07/2007	F	1 35055-236					
SMITH WILLIAM & LYDON DIA				05/23/2002	QS	1 22119-253					
SMITH WILLIAM				01/01/1970	XX	3563-376					

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	%
01-188	05/09/2001	3	ALTERATIONS				100	100

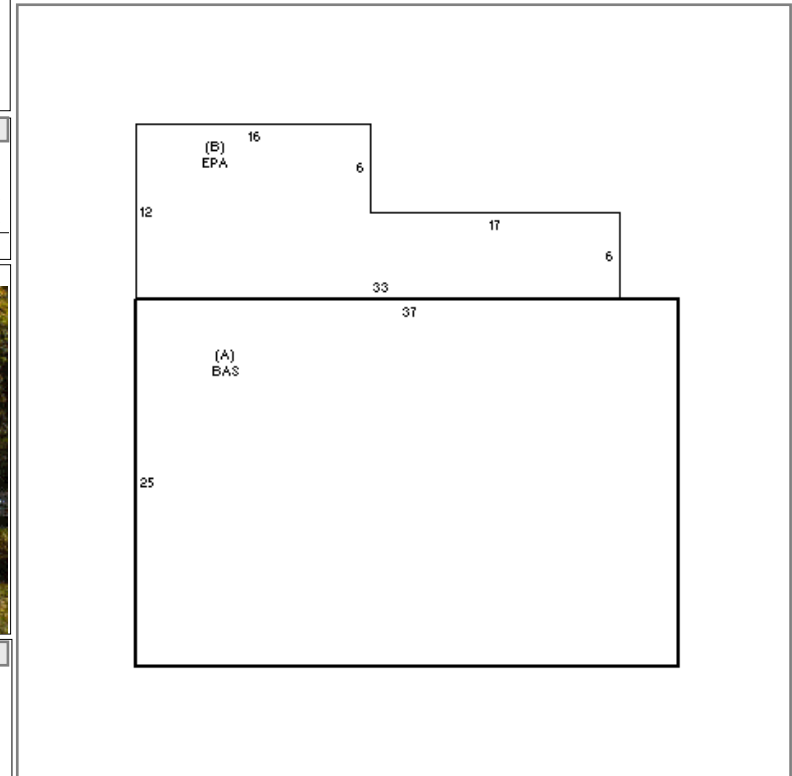
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,350	SC 1.00	100	1.00	100	1.00	396,000	2.72	100	1.00	R04 0.90	330,570

TOTAL	13,350 SF	ZONING		FRNT	291	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	330,600	317,200		
Inf1	FACTOR 100		BUILDING	151,100	136,300			
Inf2	PHY 100		DETACHED	600	600			
			OTHER	0	0			
				TOTAL	482,300	454,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/28/2009	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

BUILDING

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	218,960	
NET AREA	925	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	925	1954	197.50	182,691	CONDITION ELEM	CD	
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	294		90.20	26,519	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN		
				FLOOR COVER	14	COMB	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1972 / 50
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$151,100