Key: 5081

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,829

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCGOWAN BRIAN V & CHRISTINE	**33-4-4-0**	**132 LAWSON RD**
9 BRIARWOOD LN		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCGOWAN BRIAN V & CHRISTI	03/15/2013	F	1	42801-285
MCGOWAN BRIAN V	05/14/1986	QS	120,000	6770-271
MCDEVITT WALTER JOSEPH &	01/01/1975	XX		3988-105

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

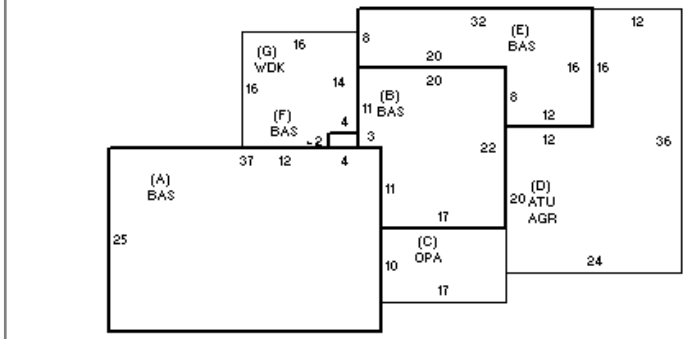
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-90	03/22/2016	2	ADDITIONS	51,000	07/11/2017	SJ	100	100
16-90	03/02/2016	2	ADDITIONS	51,000	06/28/2016	SJ	100	90
16-41	01/29/2016	7	OTHERS	14,000	06/28/2016	SJ	100	100
05-685	10/04/2005	3	ALTERATIONS	10,000	06/28/2006	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	13,329 SF	ZONING		FRNT	329
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	330,600	317,200
BUILDING	300,400	267,200
DETACHED	700	700
OTHER	0	0
TOTAL	**631,700**	**585,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90		2016	48	17.03	700

PHOTO 07/19/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/28/2016	SJ
LIST	6/28/2016	EST
REVIEW	3/29/2011	ER

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,692	DETAIL ADJ	0.831
$NLA(RCN)	$222	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,989
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,692	1954	173.07	292,839
C	OPA	N	OPEN PORCH	170		51.50	8,755
D	AGR	N	ATT GARAGE	672		41.28	27,739
D	ATU	N	ATTIC UNF	672		37.00	24,864
G	WDK	N	WOOD DECK	248		38.40	9,523
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	375,522

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2002 / 20	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80

RCNLD	$300,400