

Key: 5086

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.834

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
CIOVACCO TYLER CHARLES & KELLY 112 LAWSON RD SCITUATE, MA 02066				33-4-10-0				112 LAWSON RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CIOVACCO TYLER CHARLES & DESMOND STEPHEN & KRISTA				09/15/2020	QS	547,000	53439-163					
DELRYN DEVELOPMENT LLC				05/12/2014	QS	404,000	44310-266					
				10/18/2013	O	237,500	43729-137					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,750	SC 1.00	100	1.00	396,000	2.84	100	1.00	R04	0.90	329,630

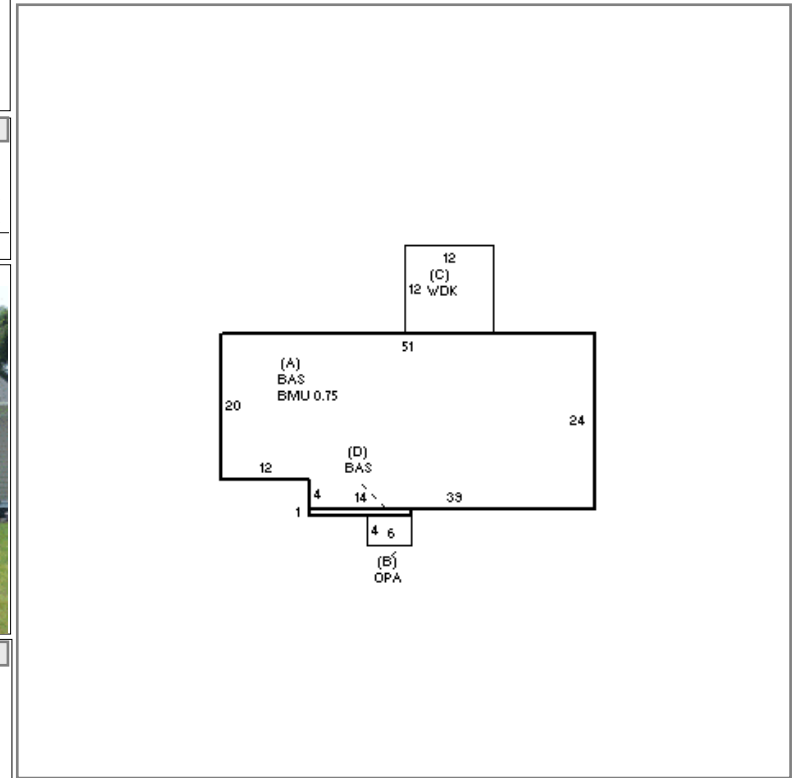
LAND

TOTAL	12,750 SF	ZONING	FRNT	91	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	329,600	316,300
Inf1	FACTOR 100		BUILDING	262,100	233,200		
Inf2	PHY 100		DETACHED	1,700	1,600		
			OTHER	0	0		
TOTAL						593,400	551,100

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 %
13-720	10/28/2013	7	OTHERS		07/15/2021	JD	100 100
03-609	10/01/2003	3	ALTERATIONS	40,000	07/10/2014	MR	100 100
88-171	04/01/1988	3	ALTERATIONS	7,000	08/08/2004	SJ	100 100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90	16 X 14	224	8.44	1,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/15/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	10/8/2020	JD
QUALITY	A	1.00	AVERAGE [100%]	MLS		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

LOADING

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	291,202		
NET AREA	1,190	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	882		48.96	43,185	CONDITION ELEM	CD		
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	OPA	N	OPEN PORCH	24		51.50	1,236	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	144		38.40	5,530	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,190	1955	192.80	229,429	KITCHEN	V		
				FLOOR COVER	14	COMB	1.00		O	FPL 1S 1OP	1		7,281.00	7,281	BATHS	V			
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,141.00	1,141	HEAT	U		
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		ELECT	U
																		EFF.YR/AGE	2012 / 10
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	10 % GD 90
																		RCNLD	\$262,100