Key: 5090

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,838

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KREAGER STEVEN FISCHER & RAQUEL ANN 98 LAWSON RD SCITUATE, MA 02066	33-4-13-0	98 LAWSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KREAGER STEVEN FISCHER &	12/09/2022	QS	706,000	57493-267
FERRICK JOHN M	05/31/2012	QS	382,500	41450-348
LEWIS BRIAN F	03/22/2011	QS	416,000	39769-11

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

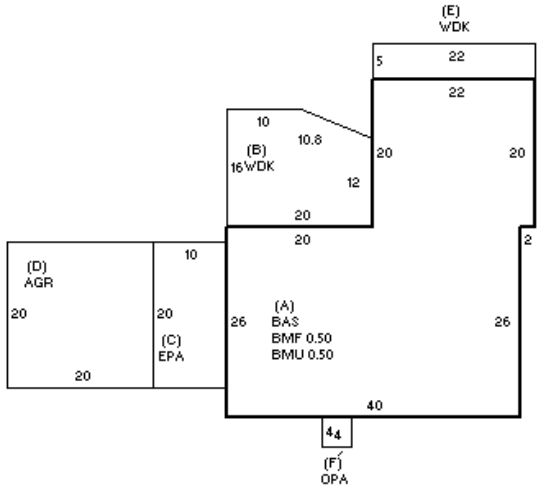
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		06/29/2011		100	100
		7	OTHERS		09/20/2006		100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,050	SC 1.00	100 1.00	100 1.00	396,000	1.52	100 1.00	R04 0.90			346,350

TOTAL	25,050 SF	ZONING		FRNT	169
Ngh	SCITUATE	NOTE	C/W 14A		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	346,400	332,400
BUILDING	289,300	249,300
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**636,800**	**582,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80			96	14.95	1,100

PHOTO 10/30/2003

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	6/29/2011	SJ
LIST	6/29/2011	EST
REVIEW	6/11/2023	JD

BLDG COMMENTS

MLS

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,480	DETAIL ADJ	0.850
$NLA(RCN)	$279	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,080
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	740		42.77	31,652
A	BMF	N	BSMT FINISH-SEP	740		60.05	44,434
A	BAS	L	BASE AREA	1,480	1956	182.41	269,960
+	WDK	N	WOOD DECK	410		38.40	15,744
C	EPA	N	ENCLOSED PORCH	200		90.20	18,040
D	AGR	N	ATT GARAGE	400		46.88	18,751
F	OPA	N	OPEN PORCH	16		51.50	824
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	413,257

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

EFF.YR/AGE	1973 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$289,300