

Key: 5091

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.839

LEGAL

LAND

DETACHED

BUILDING

INDING

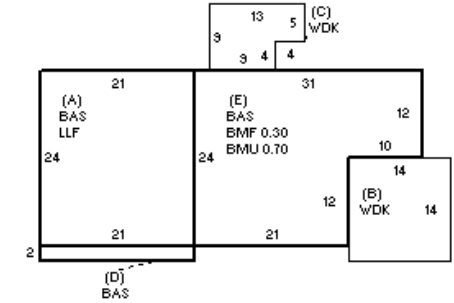
CURRENT OWNER				PARCEL ID				LOCATION			
BLAIR SUSAN C 96 LAWSON RD SCITUATE, MA 02066				33-4-14-0				96 LAWSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLAIR SUSAN C				10/18/2005	QS	397,500	31552-323				
LAFLEUR BARBARA H				09/26/1991	F	1,049,825	10498-250				
LAFLEUR RICHARD H				12/30/1957	XX	2611,470	2611-470				

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	%
22-0844	08/12/2022	3	ALTERATIONS	52,983	07/12/2023	JD	100	100
02-540	09/17/2022	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,950	SC	1.00	100	1.00	100	1.00	R04	0.90		343,750

TOTAL	22,950 SF	ZONING	FRNT	144	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	343,800	329,900		
Inf1	FACTOR 100		BUILDING	256,400	242,000		
Inf2	PHY 100		DETACHED	10,500	8,000		
			OTHER	0	0		
			TOTAL	610,700	579,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 20X22	1962	440	47.79	10,500



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/12/2023	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/29/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,674	DETAIL ADJ	1.030
\$NLA(RCN)	\$232	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	6	\$4,944	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	504	1957	148.26	74,725
EXT COVER	4	VINYL	1.00	+	WDK	N	WOOD DECK	297		38.40	11,405
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,170	1957	214.95	251,495
ROOF COVER	1	ASPH SHINGLES	1.00	E	BMU	N	BSMT UNFINISHED	437		55.28	24,156
FLOOR COVER	14	COMB	1.00	E	BMF	N	BSMT FINISH-SEP	187		77.60	14,511
INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	388,517	
CONDITION ELEM		CD
EXTERIOR		G
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1970 / 52	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD	\$256,400	