

Key: 5093

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.841

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HENNIGAN DENNIS E & FITZGERALD DENISE M				33-4-15-0				88 LAWSON RD			
88 LAWSON RD				HENNIGAN DENNIS E & GRANATINO JEFFREY & MASKA				12/01/2006 QS 456,000 33767-146			
SCITUATE, MA 02066				SAUNDERS MATTHEW E & DIAN				04/30/2003 QS 469,000 24985-179			
								11/30/1998 QS 262,500 16873-5			

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	%
18-772	10/31/2018	3	ALTERATIONS	27,000	07/22/2019	JD	100	100
90-647	10/19/1990	3	ALTERATIONS				100	100

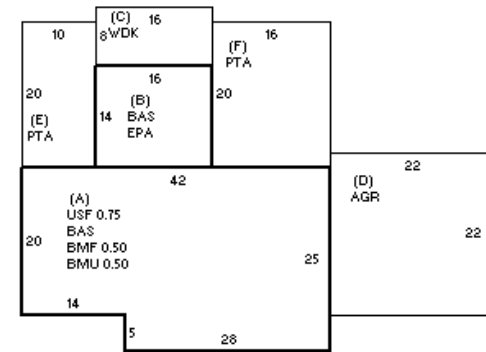
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,928	SC 1.00	100	1.00	100	1.00			R04	0.90	347,440

TOTAL	25,928 SF	ZONING	FRNT	325	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	347,400	333,400		
Inf1	FACTOR 100		BUILDING	454,500	404,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	801,900	737,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/6/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/22/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,939	DETAIL ADJ	1.144
\$NLA(RCN)	\$317	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$6,040
# 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	BMU	N	BSMT UNFINISHED	490		52.19	25,574
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	490		73.27	35,901
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,204	1954	255.19	307,250
ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	735	1954	232.07	170,570
FLOOR COVER	14	COMB	1.00	B	EPA	N	ENCLOSED PORCH	224		99.22	22,226
INT FINISH	1	PLASTER	1.00	C	WDK	N	WOOD DECK	128		42.24	5,407
HEATING/COOLING	11	HW/COOL AIR	1.04	D	AGR	N	ATT GARAGE	484		48.90	23,667
FUEL SOURCE	2	GAS	1.00	+	PTA	N	PATIO	520		16.39	8,523
				F21	O		FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	614,219	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	A	
EFF.YR/AGE	1984 / 38	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$454,500	