

Key: 5094

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.842

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RUBINO CHARLES & ALYSSA LAUREN 96 LAWSON TER SCITUATE, MA 02066				33-4-16-0				96 LAWSON TER			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUBINO CHARLES & ALYSSA L				08/03/2022	QS	860,000	57098-202				
BEISLER ANDREW &				12/10/2020	QS	732,000	53979-252				
MINER DAVID R & LYNNE R				08/13/1993	QS	193,750	12116-318				

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	%
12-761	12/11/2012	3	OTHERS		07/15/2021	JD	100	100
05-658	10/04/2005	3	ALTERATIONS	4,134	07/09/2013	SJ	100	100
		3	ALTERATIONS	13,000	06/28/2006	SJ	100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
02-271	06/01/2002	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,949	SC	1.00	100	1.00	100	1.00	R05	1.10		417,020

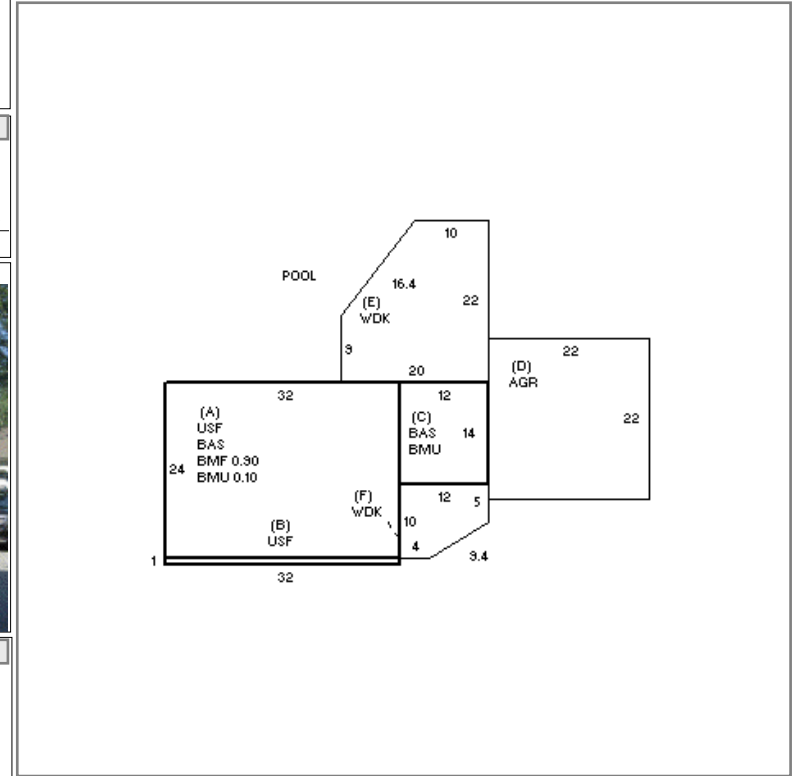
TOTAL	20,949 SF	ZONING	SCITUATE	FRNT	157	ASSESSED	417,000	CURRENT	379,100	PREVIOUS	367,000
Ngh	SCITUATE	NOTE	LAND	417,000	379,100	BUILDING	397,400	367,000	22,700	21,700	0
Inf1	FACTOR 100		DETACHED	22,700	21,700	OTHER	0	0			
Inf2	PHY 100		TOTAL	837,100	767,800						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A	1.00	50 0.50		540	80.70	21,800
SHF	A	1.00	30 0.70		80	15.97	900



BLDG COMMENTS

MLS



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/15/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/11/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,736	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	245		48.08	11,779
\$NLA(RCN)	\$266	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	691		67.49	46,637
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	936	1965	211.36	197,834
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	800	1965	192.21	153,768
				FLOOR COVER	34	COMB	1.00	D	AGR	N	ATT GARAGE	484		44.45	21,515
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	475		38.40	18,240
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 10P	1		8,239.00	8,239
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	462,092
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$397,400