

Key: 5113

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.859

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SEARS SAMANTHA ALEXANDRIA 70 LAWSON RD SCITUATE, MA 02066				38-3-5-0				70 LAWSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SEARS SAMANTHA ALEXANDRIA				07/10/2020	V	565,000	53055-194				
TRAVERS JAMES K & SHEILA				01/03/1994	F	1	12556-99				
TRAVERS JAMES K & SHEILA				01/01/1954	XX		2260-209				

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	%
20-580	09/16/2020	3	ALTERATIONS	8,900	07/21/2021	JD	100	100
09-040	02/12/2009	3	ALTERATIONS	73,000	07/23/2009	SJ	100	100

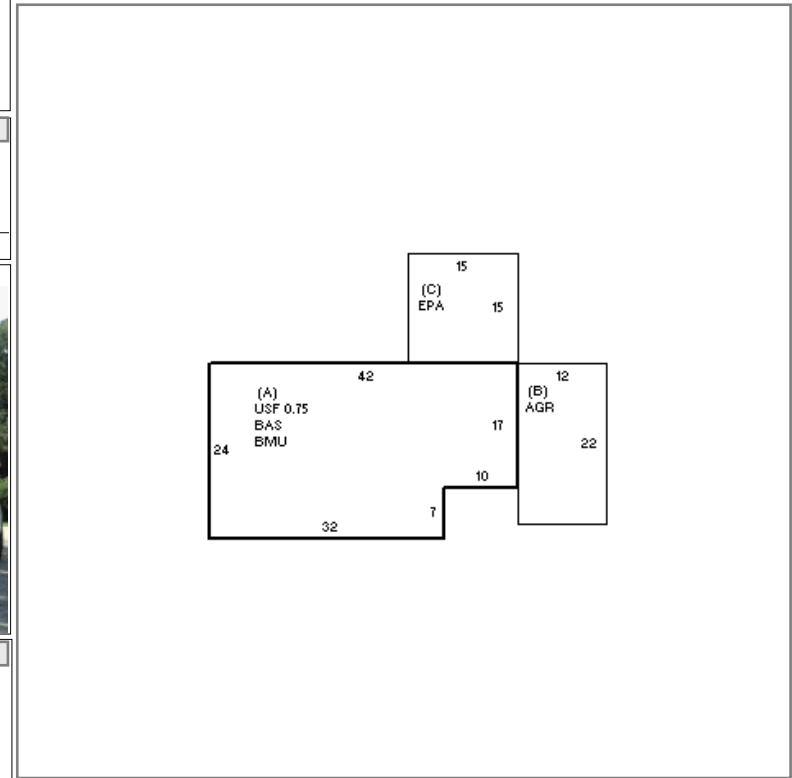
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,863	SC 1.00	100	1.00	396,000	3.04	100	1.00	R04	0.90	328,230

TOTAL	11,863 SF	ZONING	IN M33	FRNT	74	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	IN M33	LAND	328,200	315,000		
Infl1	FACTOR 100			BUILDING	366,900	326,500		
Infl2	PHY 100			DETACHED	1,200	1,100		
				OTHER	0	0		
				TOTAL	696,300	642,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10 X 12	120	13.93	1,200



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	7/21/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/21/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/27/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,642	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	938		52.84	49,564
\$NLA(RCN)	\$310	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	938	1952	258.61	242,574
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	704	1952	235.18	165,564
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	264		59.33	15,663
				FLOOR COVER	14	COMB	1.00	C	EPA	N	ENCLOSED PORCH	225		99.22	22,325
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	509,623
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$366,900