

Key: 5114

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.860

LEGAL

LAND

DETACHED

BUILDING

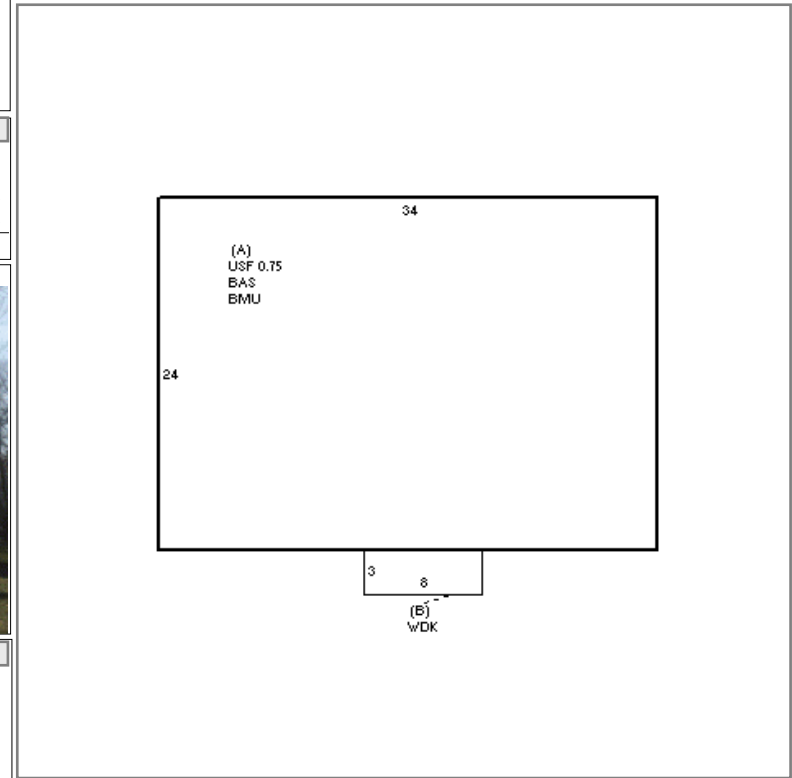
CURRENT OWNER				PARCEL ID				LOCATION			
SKOLNICK CHANDLER & MCCABE KATHERINE 71 LAWSON RD SCITUATE, MA 02066				33-5-7-0				71 LAWSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SKOLNICK CHANDLER & NEAGLE JOHN A III & LAURA				08/12/2022	QS	780,000	57127-53				
MURPHY DOUGLAS W &				03/30/2020	QS	580,000	52539-255				
				04/13/2018	QS	567,000	49692-321				

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	%
16-310	06/07/2016	3	CYCL GROWTH		04/24/2018	JD	100	100
16-310	06/07/2016	3	ALTERATIONS	12,000	06/28/2016	SJ	100	10
15-730	06/07/2016	3	ALTERATIONS	25,000	07/11/2017	SJ	100	100
	11/02/2015	3	ALTERATIONS	6,000	06/28/2016	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,600	SC 1.00	100	1.00	396,000	1.06	100	1.00	R04	0.90	360,890

TOTAL	37,600 SF	ZONING	FRNT	523	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	360,900	346,300
Inf1	FACTOR 100		BUILDING	349,700	311,100		
Inf2	PHY 100		DETACHED	1,200	300		
			OTHER	0	0		
					TOTAL	711,800	657,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400
PTD	A	1.00	30 0.70	12X10	120	9.48	800



BUILDING	CD	ADJ	DESC	MEASURE	4/24/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/24/2018	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/4/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]	MLS		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	426.437	
NET AREA	1,428	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		55.20	45,044	CONDITION ELEM	CD	
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	816	1947	266.93	217,818	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1947	242.75	148,562	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	24		42.26	1,014	KITCHEN	V		
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 10P	1	9,062.90	9,063	BATHS	G	BATHS	G		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00							HEAT	U	HEAT	U		
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02							ELECT	U	ELECT	U		
# 1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00							EFF.YR/AGE 2004 / 18					
TOT FIXTURES	5	\$4,937											COND	17	17 %			
# UNITS	1	1.00											FUNC	0				
															DEPR	18	% GD	82
															RCNLD	\$349,700		