

Key: 5116

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.862

LEG
AL
LAND

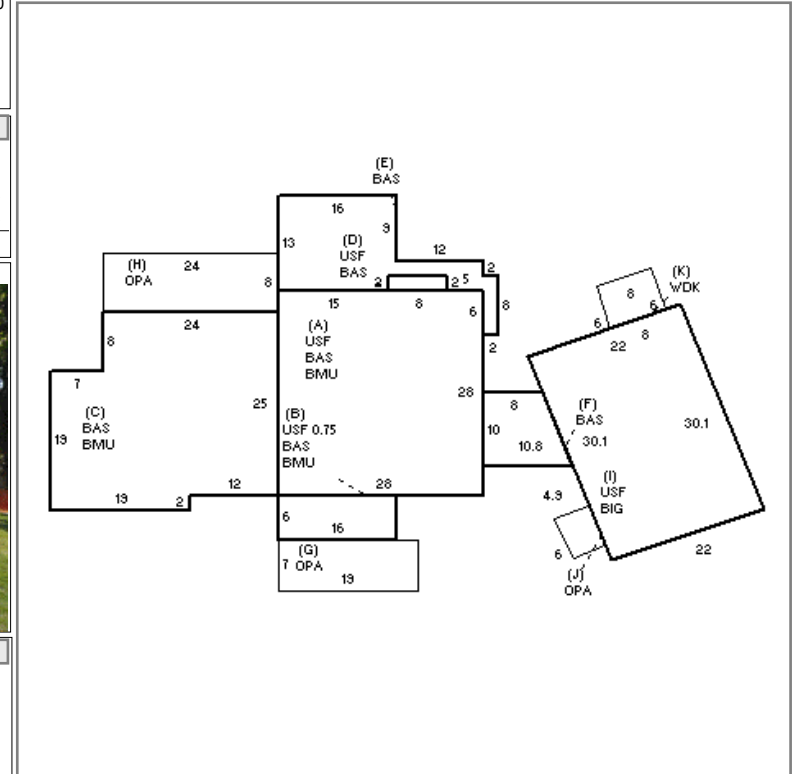
CURRENT OWNER				PARCEL ID				LOCATION				
PORTER MICHAEL F & JILL C 87 LAWSON RD SCITUATE, MA 02066				33-5-9-0				87 LAWSON RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PORTER MICHAEL F & JILL C				07/29/2008	H	1	36222-252					
PORTER MICHAEL E & JILL C				06/23/2000	F	90,000	18634-206					
PORTER GLORIA G & MARY G				01/01/1983	XX		5299-319					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.547	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	9,750

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
G22-1126	12/20/2022	5	SPLIT/SUB/LA	11,000	05/01/5422	SJ	100 100
13-806	12/20/2013	3	ALTERATIONS	7,400	03/29/2023	JD	100 100
00-165	05/02/2000	2	ADDITIONS		07/10/2014	MR	100 100
		2	ADDITIONS				100 100
		6	CYCL GROWTH				100 100

DE
T
A
C
H
E
D

TOTAL	1.465 Acres	ZONING	FRNT	175	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	REMOVED INFL3 (FY12)		LAND	373,400	358,800
Infl1	FACTOR 100		BUILDING	786,700	704,400		
Infl2	PHY 100		DETACHED	3,900	3,700		
			OTHER	0	0		
TOTAL					1,164,000	1,066,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	16X20	2013	320	13.63
							3,900



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2001	RC
MODEL	1		RESIDENTIAL	LIST	5/8/2001	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/16/2014	TD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

I
L
D
I
N
G

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	947,885															
NET AREA	3,541	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,637		50.27	82,288																	
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,532	2001	210.29	322,170																	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,009	2001	231.25	464,573																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	353		61.80	21,816																	
				FLOOR COVER	13	COMB	1.00	I	BIG	N	BUILT-IN GARAGE	660		51.68	34,109																	
				INT FINISH	2	DRYWALL	1.00	K	WDK	N	WOOD DECK	48		46.08	2,212																	
				HEATING/COOLING	2	HOT WATER	1.02	F11	O		FPL 1S 1OP	1		8,737.20	8,737																	
				FUEL SOURCE	99	N/A	1.00																									
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>U</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT	U	ELECT	A	
CONDITION ELEM	CD																															
EXTERIOR	A																															
INTERIOR	A																															
KITCHEN	A																															
BATHS	A																															
HEAT	U																															
ELECT	A																															
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2005 / 17</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>17</td> <td>17 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>17</td> <td>% GD 83</td> </tr> </tbody> </table>														EFF.YR/AGE	2005 / 17		COND	17	17 %	FUNC	0		ECON	0		DEPR	17	% GD 83
EFF.YR/AGE	2005 / 17																															
COND	17	17 %																														
FUNC	0																															
ECON	0																															
DEPR	17	% GD 83																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$786,700</td> </tr> </thead> </table>														RCNLD	\$786,700													
RCNLD	\$786,700																															