

Key: 5144

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.889

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WATERS ALAN F & MARGARET C 12 BOSSY LN SCITUATE, MA 02066				33-6-2-0				109 LAWSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WATERS ALAN F & MARGARET				12/18/2013	F	100	43931-238				
WATERS ALAN F & MARGARET				09/12/2001	F		20520-330				
TOWLE MARGARET				09/16/1988	XX	1	8711-12				

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	%
15-663	10/06/2015	3	ALTERATIONS	12,950	06/28/2016	SJ	100	100
89-294	06/07/1989	3	ALTERATIONS				100	100

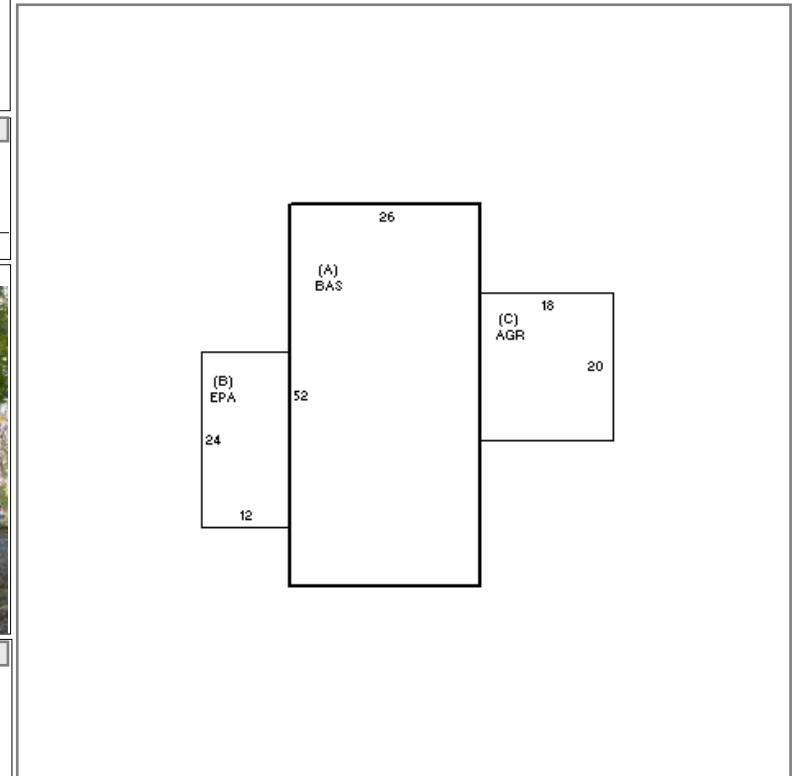
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,100	SC	1.00	100	1.00	100	1.00	R04	0.90		351,210

TOTAL	29,100 SF	ZONING	FRNT	189	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	351,200	337,000
Inf1	FACTOR 100		BUILDING	143,300	132,900		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
					TOTAL	495,000	470,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/7/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/7/2015	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1938	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	298,564	
NET AREA	1,352	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,352	1938	180.43	243,939	CONDITION ELEM	CD	
\$NLA(RCN)	\$221	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	288		90.20	25,978	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	360		48.38	17,416	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		4	1.00															
BEDROOMS		2	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$3,950															
# UNITS		1	1.00															
EFF.YR/AGE 1958 / 64																		
COND 52 52 %																		
FUNC 0																		
ECON 0																		
DEPR 52 % GD 48																		
RCNLD \$143,300																		