

Key: 5985

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.690

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYONS JOSEPH T & SHARON C 23 YOUNGS LN SCITUATE, MA 02066				50-5-19-0				28-A BROOK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYONS JOSEPH T & SHARON C				02/16/1993	F	100	11649-289				
CRICHFIELD SHARON A				06/16/1981	XX		5009-451				
CRICHFIELD DOUGLAS & SHAR				01/01/1974	XX		3854-664				

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	%
12-251	05/01/2012	3	ALTERATIONS	9,000	08/06/2012	SJ	100	100
98-607	11/24/1998	2	ADDITIONS				100	100
92-417	05/01/1992	3	ALTERATIONS				100	100

LAND

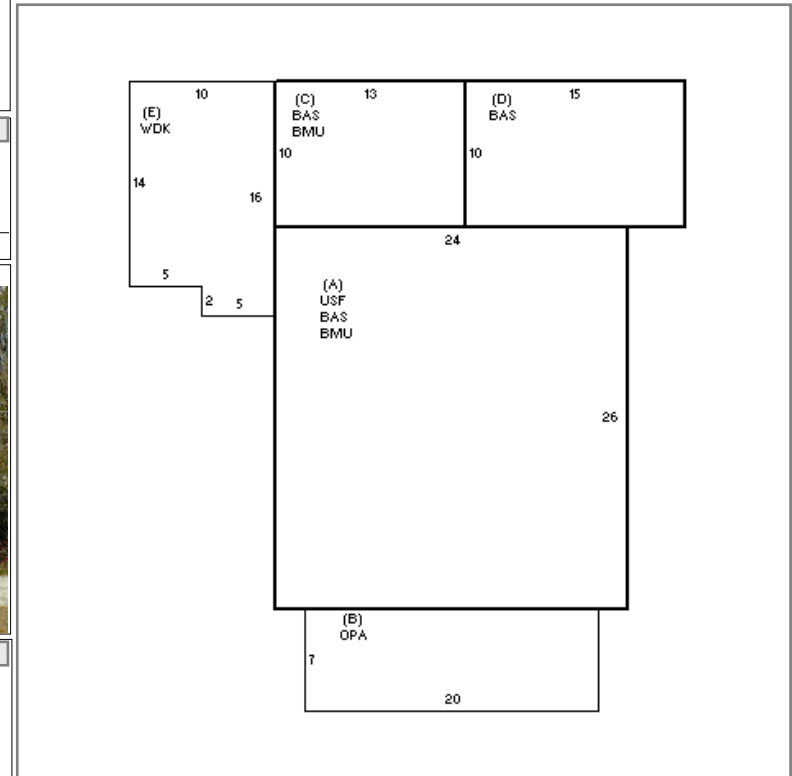
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	26,318	HBR 1.00	100	1.00	100	1.00	616,000	1.45	100	1.00	R02 1.40	541,180

TOTAL	26,310 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	541,200	456,800		
Inf1	FACTOR 100		BUILDING	160,800	150,900		
Inf2	PHY 100		DETACHED	20,000	19,100		
			OTHER	0	0		
		TOTAL		722,000	626,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20		260	54.75	2,800
GFU	-	0.90	40 0.60	1982	672	42.65	17,200



BUILDING	CD	ADJ	DESC	MEASURE	8/6/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/6/2012	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/21/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1918	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	446,626				
NET AREA	1,528	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	754		56.68	42,739	CONDITION ELEM CD					
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	624	1918	238.96	149,113	EXTERIOR					
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	140		56.65	7,931	INTERIOR					
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	904	1918	262.77	237,545	KITCHEN					
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	150		42.24	6,336	BATHS					
				INT FINISH	1	PLASTER	1.00											HEAT			
				HEATING/COOLING	2	HOT WATER	1.02											ELECT			
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE 1952 / 70			
																				COND 64 64%	
																				FUNC 0	
																				ECON 0	
																				DEPR 64 % GD 36	
																				RCNLD \$160,800	