

Key: 6949

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.641

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KELLIHER DEREK R 42 LAWSON RD SCITUATE, MA 02066				38-3-12-0				42 LAWSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KELLIHER DEREK R				11/14/2019	QS	904,523	51945-290				
BRADY JEANNE L TR				12/20/2012	O	495,000	42428-336				
BRANDON HELEN M				12/08/2000	F	1	19146-155				

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	%
13-472	07/22/2013	3	ALTERATIONS	185,000	07/10/2014	MR	100	100
13-358	06/12/2013	3	ALTERATIONS	17,800	07/10/2014	MR	100	100
13-064	02/06/2013	3	ALTERATIONS	15,000	07/29/2013	SJ	100	100
01-103	04/04/2001	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	0.392	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	6,990

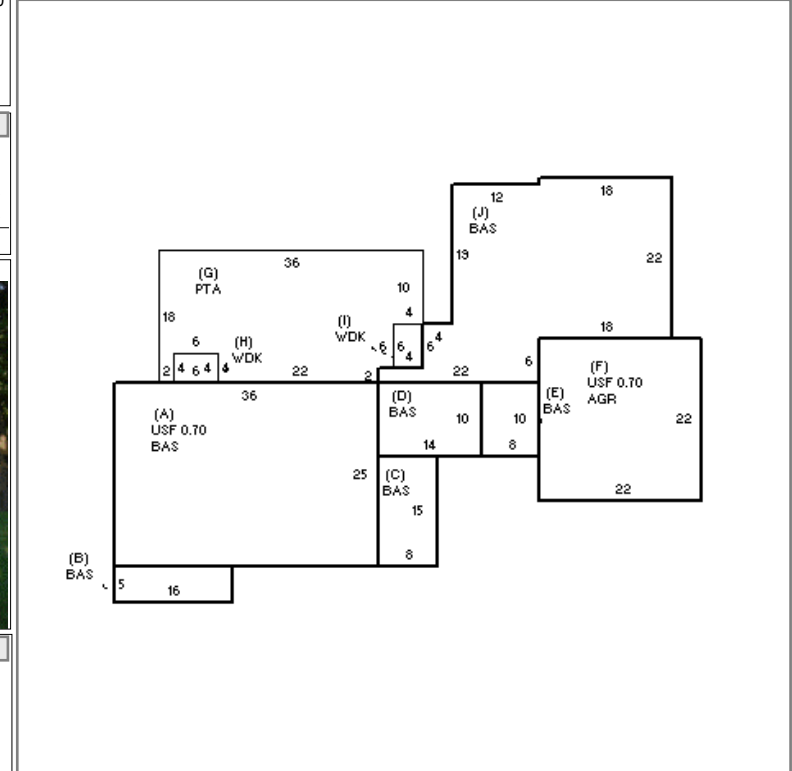
DETACHED

TOTAL	1.311 Acres		ZONING	FRNT	192	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		N O T E	C/W 11		LAND	370,600	356,000
Inf1	FACTOR 100			BUILDING	695,500	618,900		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL		1,066,100	974,900	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/10/2014



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BUILDING	CD	ADJ	DESC	MEASURE	7/29/2013	
MODEL	1		RESIDENTIAL	LIST	7/29/2013	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/10/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

INDING

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	716,969
NET AREA	3,053	DETAIL ADJ	1.075	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,320	1935	223.10	294,489		
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	969	1935	202.88	196,594		
				ROOF SHAPE	1	GABLE	1.00	F	AGR	N	ATT GARAGE	484		48.90	23,667		
				ROOF COVER	1	ASPH SHINGLES	1.00	G	PTA	N	PATIO	588		16.39	9,637		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	48		42.24	2,027		
				INT FINISH	1	PLASTER	1.00	J	BAS	L	BASE AREA	764	2013	223.10	170,446		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1			9,062.90	9,063		
				FUEL SOURCE	1	OIL	1.00	GEN	O	GENERATOR	1			0.00			
								ODS	O	OUT DOOR SHOWER	1			1,586.20	1,586		

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF. YR/AGE	2019 / 3	
COND	3	3 %
FUNC	0	
ECON	0	
DEPR	3	% GD 97

RCNLD	\$695,500
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