

Key: 7490

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.163

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYONS KEVIN A & MAUREEN F 370 MT VERNON STREET DEDHAM, MA 02026				72-3-8-0				29 REVERE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LYONS KEVIN A & MAUREEN F				04/17/1990	QS	(80012)					
LYONS KEVIN A				01/01/1983	XX	P0013-8326					
LYONS MARJORIE V				01/01/1949	XX	(C00012705)					

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	%
12-500	08/21/2012	3	ALTERATIONS	4,000	09/04/2013	SJ	100	100

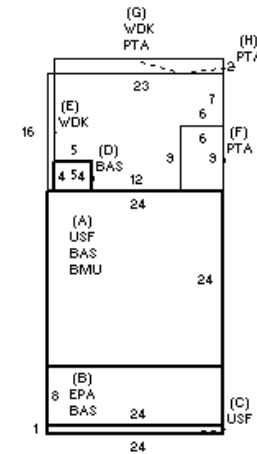
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,600	HUM 1.00	100	1.00	100	1.00	550,000	6.21	100	1.00	R08 1.25	438,960

TOTAL	5,619 SF	ZONING	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	439,000	399,100		
Inf1	FACTOR 100		BUILDING	154,900	145,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	593,900	544,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/4/2013
MODEL	1		RESIDENTIAL	LIST	7/25/2002 EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011 ER
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

BLDG COMMENTS  
FY12 FR- COLONIAL TO CONV

LOADING

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	430,375
NET AREA	1,388	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		57.09	32,882		
\$NLA(RCN)	\$310	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	788	1947	261.56	206,110		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	192		90.20	17,318		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	600	1947	237.86	142,717		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	310		38.40	11,904		
				INT FINISH	1	PLASTER	1.00	+	PTA	N	PATIO	394		14.90	5,871		
				HEATING/COOLING	1	FORCED AIR	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813		
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1952 / 70
																COND	64 64%
																FUNC	0
																ECON	0
																DEPR	64 % GD 36
																RCNLD	\$154,900