

Key: 100

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 83

LEG  
A  
L  
L  
A  
N  
D

CURRENT OWNER				PARCEL ID				LOCATION				
HALE MICHAEL R & CHRISTINE M TRS 31-33 MORDECAI LINCOLN RD SCITUATE, MA 02066				12-4-25-0				31-33 MORDECAI LINCOLN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HALE MICHAEL R & HALE MICHAEL R & CHRISTIN HALE MICHAEL R TRS				08/12/2020 03/24/2014 08/06/2010	F F A	100 100 504,000	53241-16 44167-280 38817-108					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.154	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	2,590

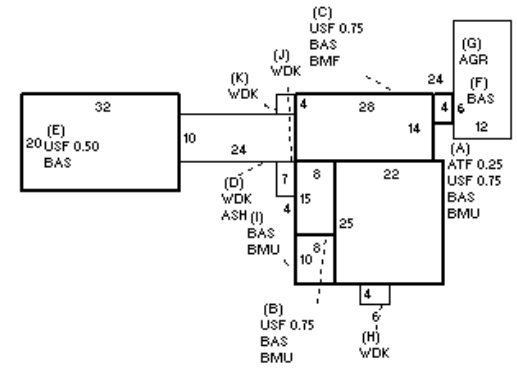
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
95-390	07/06/1995	7	OTHERS		10/15/2020	JD	100 100
93-631	10/21/1993	3	ALTERATIONS		03/26/2004	PJB	100 100
92-800	10/28/1992	2	ALTERATIONS				100 100
		2	ADDITIONS				100 100

L  
A  
N  
D

TOTAL	1.072 Acres	ZONING	FRNT	154	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	346,000	333,200
Inf1	FACTOR 100				BUILDING	493,500	439,100
Inf2	PHY 100				DETACHED	8,200	7,500
					OTHER	0	0
					<b>TOTAL</b>	<b>847,700</b>	<b>779,800</b>

D  
E  
T  
A  
C  
H  
E  
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	70 0.30	12X12	144	11.91	500
S/V	A	1.00	SV 1.00	VINYL STEEL	7,000	1.10	7,700



B  
U  
I  
L  
D  
I  
N  
G

BUILDING	CD	ADJ	DESC	MEASURE	10/15/2020	JD
MODEL	1		RESIDENTIAL	LIST	10/15/2020	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/3/2011	KT
QUALITY	A	0.97	AVERAGE [69%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

OTHER FIX=SINK & WATER CLOSET

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	771,159
NET AREA	3,061	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	750		44.06	33,044	CONDITION ELEM	CD
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	797	1900	207.48	165,365	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	138	1900	147.41	20,343	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BMF	N	BSMT FINISH-SEP	392		61.85	24,245	KITCHEN	A
				FLOOR COVER	24	COMB	1.00	D	ASH	N	ATT SHED	240		18.35	4,404	BATHS	A
				INT FINISH	1	PLASTER	1.00	E	BAS	L	BASE AREA	640	1900	228.16	146,020	HEAT	A
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	USF	L	UPPER STORY FIN	320	1900	207.48	66,395	ELECT	A
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	1,166	1900	228.16	266,030		
								G	AGR	N	ATT GARAGE	288		50.60	14,572		
								+	WDK	N	WOOD DECK	308		37.21	11,460		
								F21	O	FPL 2S 1OP	1		7,983.60	7,984			
								ODS	O	OUT DOOR SHOWER	1		1,623.10	1,623			
												EFF.YR/AGE	1968 / 54				
												COND	36 36 %				
												FUNC	0				
												ECON	0				
												DEPR	36 % GD		64		
												RCNLD			\$493,500		