

Key: 103

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 86

LEGAL

LAND

DETACHED

BUILDING

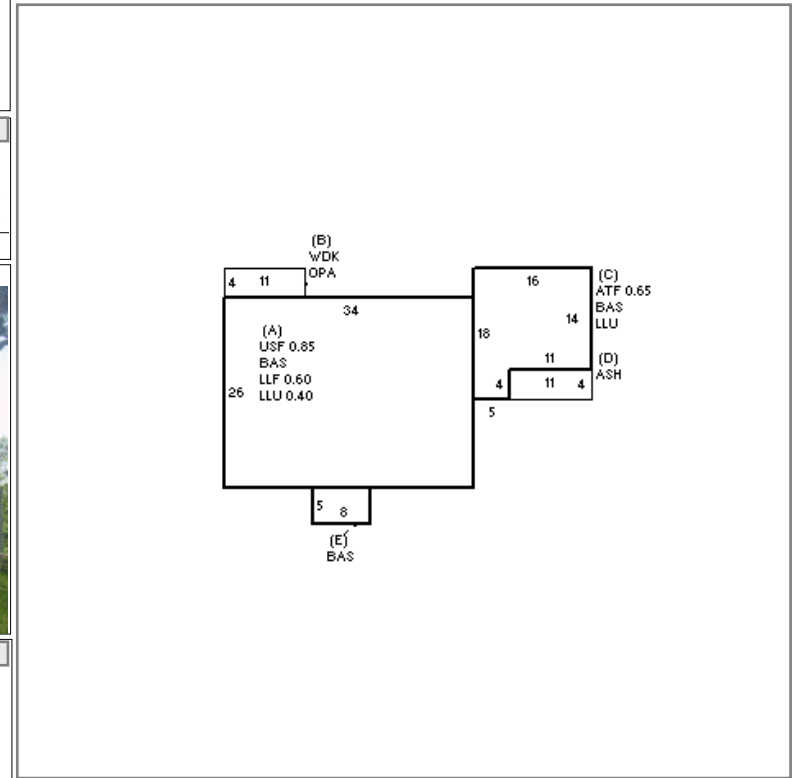
CURRENT OWNER				PARCEL ID				LOCATION			
WEBBER CHARLES & COURTNEY 45 MORDECAI LINCOLN RD SCITUATE, MA 02066				12-4-28-0				45 MORDECAI LINCOLN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WEBBER CHARLES & COURTNEY				07/28/2021	O	835,000	(132402)				
VAN HOFF MARC & BETSY				01/31/2020	QS	580,000	(129774)				
MAHONEY CATHERINE				06/22/1994	QS	220,000	(86541)				

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	%
23-259	03/28/2023	2	ADDITIONS	309,656	05/11/2023	JD	70	70
13-335	05/30/2013	3	ALTERATIONS	15,000	06/20/2013	SJ	100	100
13-335	05/30/2013	3	ALTERATIONS	15,000	06/10/2014	MR	100	100
89-529	09/01/1989	3	ALTERATIONS				100	100
SS2012		5	SPLIT/SUB/LA				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,660	NS	1.00	100	1.00	100	1.00	R03	0.85		319,380

TOTAL	18,660 SF	ZONING		FRNT	168	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	319,400	307,400		
Inf1	FACTOR 100		BUILDING	468,400	360,500			
Inf2	PHY 100		DETACHED	2,500	2,300			
			OTHER	0	0			
				TOTAL	790,300	670,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	30 0.70 48X10		480	7.31	2,500



BUILDING	CD	ADJ	DESC	MEASURE	6/16/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/17/2023	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	5/17/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1939	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	600,453	
NET AREA	2,608	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	598		67.88	40,594	CONDITION ELEM	CD	
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	530	1939	161.28	85,478	EXTERIOR	V	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	751	2023	212.64	159,689	INTERIOR	V	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	44		56.65	2,493	KITCHEN	G	
				FLOOR COVER	24	COMB	1.00	B	WDK	N	WOOD DECK	44		42.25	1,859	BATHS	V	
				INT FINISH	1	PLASTER	1.00	C	ATF	L	ATTIC FINISH	159	1939	151.07	24,021	HEAT	U	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	D	ASH	N	ATT SHED	44		24.58	1,081	ELECT	U	
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	1,168	1939	233.82	273,103			
										MST	O	MAS/METAL STACK	1		3,161.40	3,161		
																EFF.YR/AGE	2020 / 2	
																COND	2 2 %	
																FUNC	20 uc	
																ECON	0	
																DEPR	22 % GD 78	
																RCNLD	\$468,400	