Key: 104

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 87

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PROVOST WILLIAM & JANET 49 MORDECAI LINCOLN ROAD SCITUATE, MA 02066	12-4-29-F	49 MORDECAI LINCOLN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PROVOST WILLIAM & JANET	08/25/1987	QS	137,500	(75778)
BATES HERBERT C AND MARGA	01/01/1935	XX		(C00005308)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

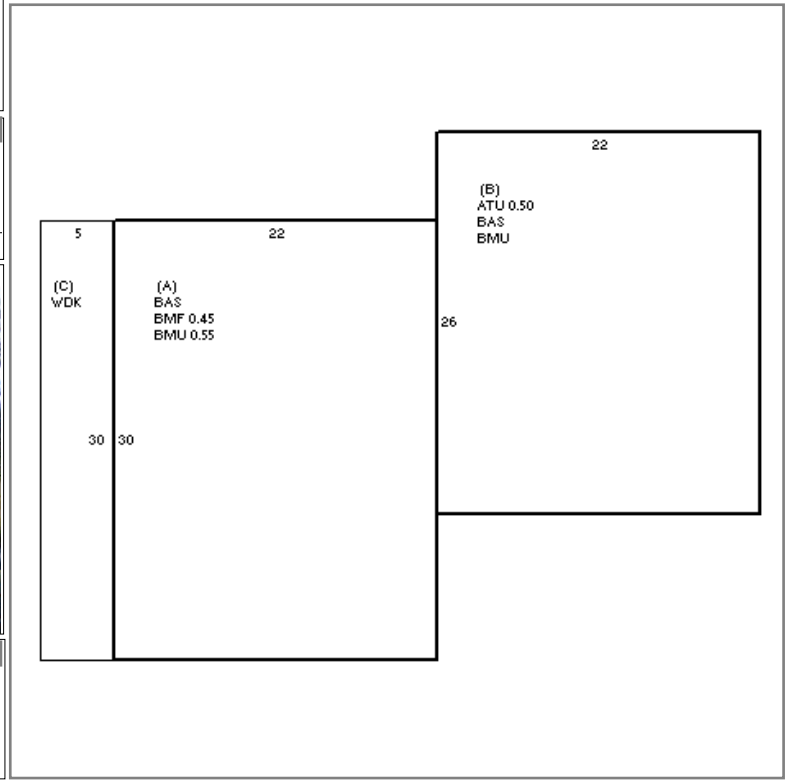
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALTERATIONS		03/26/2004	PJB	100	100
01-603	10/16/2001	2	ADDITIONS				100	100
92-817	11/09/1992	3	ALTERATIONS				100	100
91-444	09/05/1991	7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	NS 1.00	100 1.00	100 1.00	374,000	1.73	100 1.00	R03 0.85			323,250

TOTAL	21,780 SF	ZONING		FRNT	477
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	323,300	311,200
BUILDING	320,500	285,300
DETACHED	900	800
OTHER	0	0
TOTAL	**644,700**	**597,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		800	1.10	900

PHOTO 04/14/2008

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/1/2010	PL
LIST	7/1/2010	EST
REVIEW	3/3/2011	KT

BLDG COMMENTS

FY12 FR- CONV TO CAPE

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,232	DETAIL ADJ	1.100
$NLA(RCN)	$352	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,808
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	935		49.09	45,898
A	BMF	N	BSMT FINISH-SEP	297		68.91	20,467
+	BAS	L	BASE AREA	1,232	1910	271.90	334,984
B	ATU	N	ATTIC UNF	286		40.70	11,640
C	WDK	N	WOOD DECK	150		42.24	6,336
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	433,142
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD			$320,500