

Key: 107

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 90

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRADLEY JOHN & S/O FORRER PAUL O & 46 MORDECAI LINCOLN RD SCITUATE, MA 02066				13-2-2-0				46 MORDECAI LINCOLN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FORRER PAUL O & BRADLEY JOHN & MURPHY CHARLES G &				05/15/2023	V	1,700,000 (135383)					
				06/27/2014	V	675,000 (120597)					
				07/21/1993	QS	245,000 (84944)					

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 %
11-490		7	OTHERS		08/14/2023	JD	100 100
03-619	08/20/2011	7	OTHERS	1,000	06/20/2012	SJ	100 100
99-148	10/03/2003	7	OTHERS				100 100
98-394	04/16/1999	3	ALTERATIONS				100 100
	08/04/1998	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	792,000	1.00	100	1.00	RV1	1.80	727,270
300	A	1,582	NS 1.00	100	1.00	35,640	1.00	100	1.00	RV1	1.80	56,380

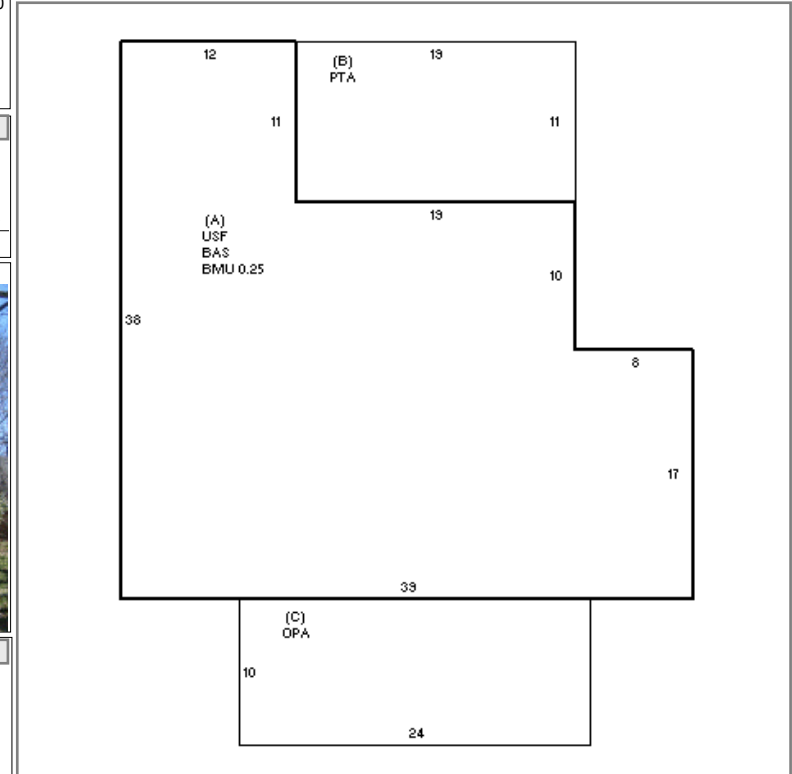
TOTAL	2.500 Acres	ZONING	FRNT	114	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	783,700	476,800
Infl1	FACTOR 100		BUILDING	481,400	370,700		
Infl2	PHY 100		DETACHED	13,600	13,000		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,278,700</b>	<b>860,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	60 0.40 GARAGE/LOFT		600	48.70	11,700
S/V	A	1.00	SV 1.00 SHED		300	1.10	300
DDK	A	1.00	10 0.90 8 X8		64	28.44	1,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/20/0112	SJ
MODEL	1		RESIDENTIAL	LIST	6/20/2012	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/4/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1860	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	668,663		
NET AREA	2,210	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	276		75.78	20,915	CONDITION ELEM	CD		
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,105	1860	290.74	321,263	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,105	1860	264.39	292,154	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	PTA	N	PATIO	209		17.88	3,737	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	C	OPA	N	OPEN PORCH	240		61.80	14,832	BATHS	G		
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887	BATHS	G		
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	A		
				FUEL SOURCE	2	GAS	1.00									ELECT	U		
																		EFF.YR/AGE	1977 / 45
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$481,400