

Key: 108

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 91

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
BRODERICK THOMAS P & ANN P 42 MORDECAI LINCOLN ROAD NORTH SCITUATE, MA 02066				13-2-4-0				42 MORDECAI LINCOLN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRODERICK THOMAS P & ANN				06/30/1993	QS	160,000	11999-162				
GATES LAWRENCE S EXECUTOR				06/02/1993	XX		11910-142				
GATES LAWRENCE S				01/01/1975	XX		3986-739				

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	%
05-461	08/01/2005	2	ADDITIONS	291,700	05/24/2005	SJ	100	100
		5	SPLIT/SUB/LA		04/20/2005	SJ	100	100

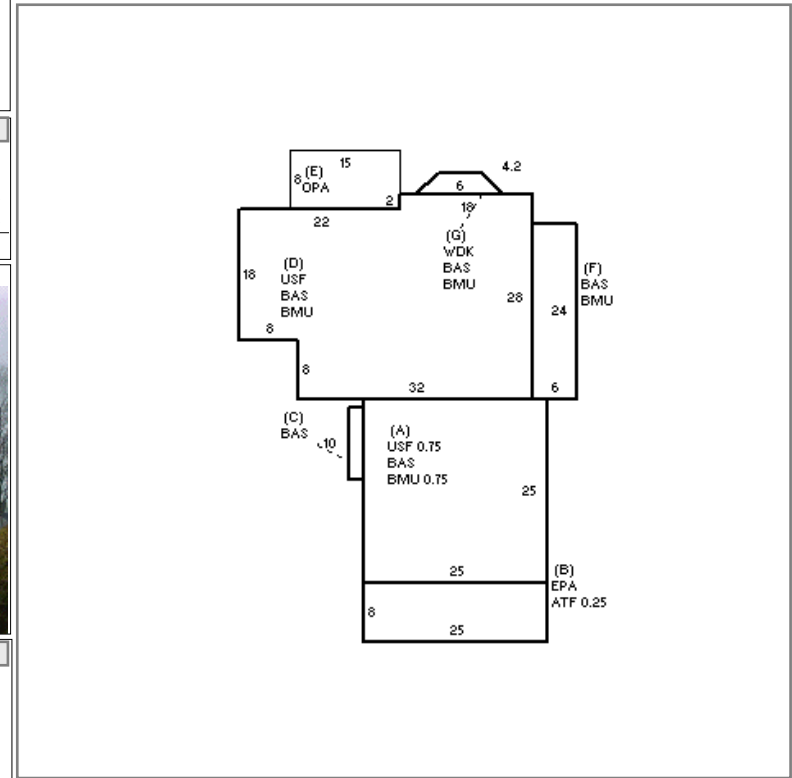
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,302	NS	1.00	100	1.00	100	1.00	R03	0.85		325,070

TOTAL	23,305 SF	ZONING	NO. SCITUATE	FRNT	308	ASSESSED	LAND 325,100 BUILDING 749,300 DETACHED 6,600 OTHER 0 TOTAL 1,081,000	CURRENT	312,900 666,600 6,300 0 985,800	PREVIOUS	
Ngh	NO. SCITUATE	IN M12...		LAND		ASSESSED	325,100	CURRENT	312,900	PREVIOUS	312,900
Inf1	FACTOR 100	IN M12...		BUILDING		ASSESSED	749,300	CURRENT	666,600	PREVIOUS	666,600
Inf2	PHY 100	IN M12...		DETACHED		ASSESSED	6,600	CURRENT	6,300	PREVIOUS	6,300
Inf2	PHY 100	IN M12...		OTHER		ASSESSED	0	CURRENT	0	PREVIOUS	0

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 GARAGE		240	54.75	6,600



BLDG COMMENTS	
---------------	--



DET
ACHED

BUILDING	CD	ADJ	DESC	MEASURE	4/11/2011	SJ
MODEL	1		RESIDENTIAL	LIST	4/11/2011	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%]			

B
U
I
L
D
I
N
G

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,012,531	
NET AREA	3,359	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,652		50.22	82,958	CONDITION ELEM	CD	
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	469	1910	249.19	116,869	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	ATF	L	ATTIC FINISH	50	1910	177.05	8,852	INTERIOR	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	B	EPA	N	ENCLOSED PORCH	200		108.24	21,648	KITCHEN		
ROOMS	9	1.00	FLOOR COVER	99	N/A	1.00	1.00	+	BAS	L	BASE AREA	672	1910	274.02	184,139	BATHS		
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00	1.00	+	BAS	L	BASE AREA	1,156	2006	274.02	316,763	BATHS		
BATHROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02	1.02	D	USF	L	UPPER STORY FIN	1,012	2006	249.19	252,179	HEAT		
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00	1.00	E	OPA	N	OPEN PORCH	120		61.80	7,416	ELECT		
TOT FIXTURES	9	\$10,576						G	WDK	N	WOOD DECK	27		46.09	1,244			
# UNITS	1	1.00						F21	O	O	FPL 2S 1OP	1		9,886.80	9,887			
																EFF.YR/AGE	1985 / 37	
																COND	26 26 %	
																FUNC	0	
																ECON	0	
																DEPR	26 % GD 74	
																RCNLD	\$749,300	