Key: 111

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 94

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BEAULIEU ROBERT & ELISE **38 MORDECAI LINCOLN ROAD** **SCITUATE, MA 02066**	**13-2-13-0**	**38 MORDECAI LINCOLN RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BEAULIEU ROBERT & ELISE	09/21/1979	QS		4726-155
BREEN JAMES E	01/01/1979	XX		4482-6
BREEN JAMES E & CAROLINE	01/01/1966	XX		3229-565

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

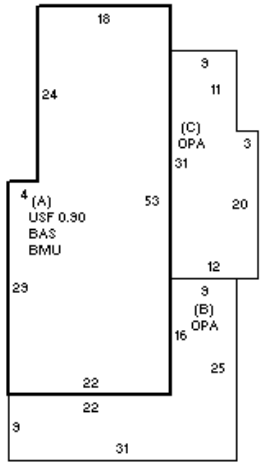
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		11/03/2022	JD	0	0
10-565	11/29/2010	2	ADDITIONS	15,500	06/16/2011	SJ	100	100
07-742	12/14/2007	3	ALTERATIONS	13,000	05/20/2008	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS 1.00	100 1.00	100 1.00	374,000	1.87	100 1.00	R03 0.85			321,080

TOTAL	19,994 SF	ZONING		FRNT	281
Ngh	NO. SCITUATE	NOTE	IN M12. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	321,100	309,100
BUILDING	338,900	171,600
DETACHED	37,900	31,500
OTHER	0	0
TOTAL	**697,900**	**512,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	GAR./OFFI 34	1950	986	39.51	27,300
IPV	A 1.00	40 0.60	32X16	1976	512	34.49	10,600

PHOTO 11/03/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/3/2022	JD
LIST	11/3/2022	EST
REVIEW	3/4/2011	KT

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	2,033	DETAIL ADJ	1.224
$NLA(RCN)	$287	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$8,813
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,070		46.27	49,507
A	BAS	L	BASE AREA	1,070	1910	245.89	263,105
A	USF	L	UPPER STORY FIN	963	1910	223.61	215,339
+	OPA	N	OPEN PORCH	762		51.50	39,243
	F21	O	FPL 2S 1OP	1		8,239.00	8,239
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	584,246

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1965 / 57	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD		$338,900