

Key: 118

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 101

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DISHONG JILL E & JAMES D 20 MORDECAI LINCOLN RD SCITUATE, MA 02066				13-2-36-0				20 MORDECAI LINCOLN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DISHONG JILL E & JAMES D				06/01/2021	QS	1,050,000	55073-150				
LARSON ANDREW & ANNE M TR				11/26/2019	F	100	52008-252				
LARSON ANDREW & ANNE M				08/10/2018	O	649,500	50155-68				

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	%
23-126	02/10/2023	3	ALTERATIONS	118,250	05/16/2023	NC	100	100
		3	ALTERATIONS		09/02/2021	JD	100	100
19-690	09/12/2019	3	ALTERATIONS	25,000	02/24/2020	JD	100	100
18-780	11/05/2018	2	ADDITIONS	92,000			100	0
18-780	11/05/2018	2	ADDITIONS	92,000	03/25/2019	JD	100	50

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,485	NS	1.00	100	1.00	100	1.00	R03	0.85		329,900

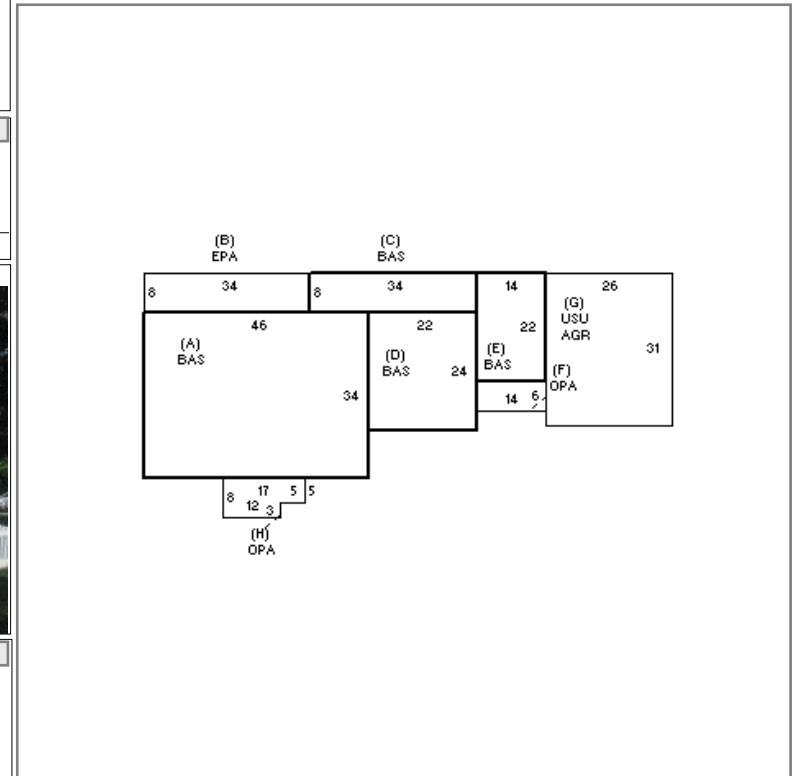
TOTAL	27,486 SF	ZONING	FRNT	360	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE IN M12. . . .			LAND	329,900	317,600
Inf1	FACTOR 100		BUILDING	542,400	482,600		
Inf2	PHY 100		DETACHED	2,700	2,600		
			OTHER	0	0		
TOTAL						875,000	802,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.20 10 0.90	19 X 17		323	9.35	2,700



BLDG COMMENTS

MLS



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/1/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	6/27/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	630,654		
NET AREA	2,672	DETAIL ADJ	0.884	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	2,672	1961	180.59	482,534	CONDITION ELEM	CD		
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	272		99.22	26,987	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	205		56.65	11,614	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	G	AGR	N	ATT GARAGE	806		43.90	35,385	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	G	USU	N	UPPER STORY UNF	806		72.39	58,346	BATHS	V		
				INT FINISH	1	PLASTER	1.00	G	F11	O	FPL 1S 1OP	1		8,009.10	8,009	HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																	EFF.YR/AGE	2008 / 14	
																	COND	14 14 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	14 % GD 86	
																	RCNLD	\$542,400	