

Key: 120

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 103

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LAND

CURRENT OWNER						PARCEL ID				LOCATION			
ANDERSON SCOTT R PO BOX 574 N. SCITUATE, MA 02060						13-2-29-0				26 MORDECAI LINCOLN RD			
TRANSFER HISTORY						DOS	T	SALE PRICE		BK-PG (Cert)			
ANDERSON SCOTT R						11/19/2019	H	51972-160					
ANDERSON SCOTT R & LAURA						06/18/1993	A	280,000		11956-235			
ANDERSON INCORPORATED						01/10/1992	XX	10693-315					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
17-5	01/04/2017	3	ALTERATIONS	18,000	06/28/2017	SJ	100 100
02-325	06/24/2002	2	ADDITIONS				100 100
98-230	06/02/1998	3	ALTERATIONS				100 100
94-229	06/03/1994	7	OTHERS				100 100
92-196	03/01/1992	3	ALTERATIONS				100 100

LAND

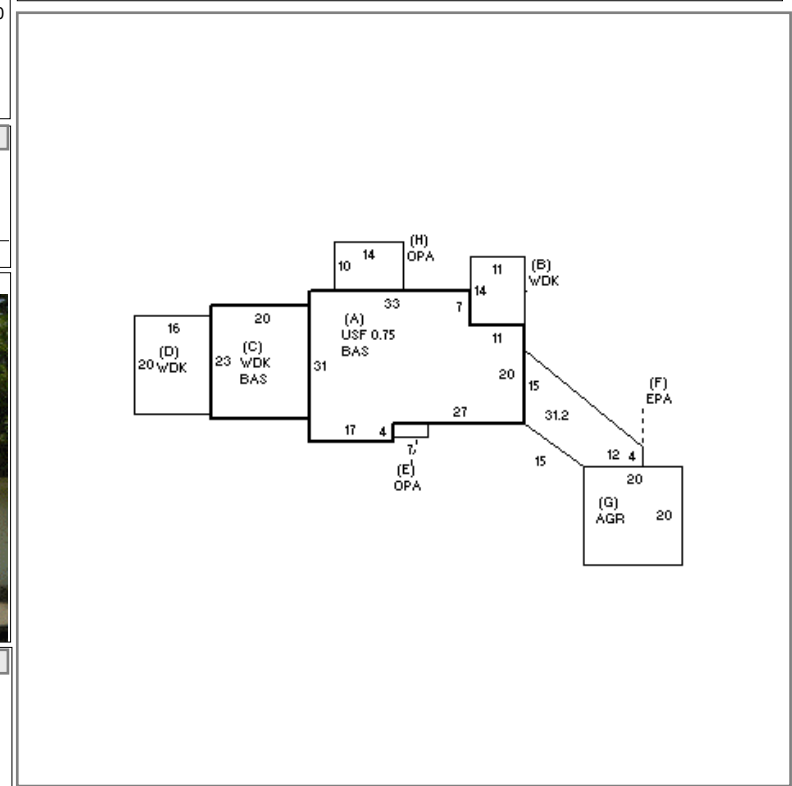
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS	1.00	100	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	9,912	NS	1.00	100	16,830	0.53	100	1.00	R03	0.85	88,280

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TOTAL	10.830 Acres	ZONING	NO. SCITUATE	FRNT	58	ASSESSED	LAND 431,700	CURRENT	431,700	PREVIOUS	420,300
Ngh	NO. SCITUATE	NOTE SALE INCLUDED LOT 30/31...	LAND	290,600	272,900	BUILDING	48,500	45,200	OTHER	34,100	30,300
Infl1	FACTOR 100		TOTAL	804,900	768,700						
Infl2	PHY 100										

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	1994	600	1.10	700
S/V	A	1.00	SV 1.00 GUNITE/STEEL	1994	12,000	1.10	13,200
GFU	A	1.00	10 0.90 GARAGE/LOFT	2002	676	47.34	28,800
S/V	A	1.00	SV 1.00 KENNEL		4,500	1.10	5,000
S/V	A	1.00	SV 1.00 KENNEL		700	1.10	800



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

YEAR BLT	1931	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,523	DETAIL ADJ	1.200	FOUNDATION	5	BRICK/STONE	1.00
\$NLA(RCN)	\$320	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.00
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	
ROOMS	7	1.00	FLOOR COVER	99	N/A	1.00	
BEDROOMS	0	1.00	INT FINISH	99	N/A	1.00	
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00	
TOT FIXTURES	8	\$9,216					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	807,341
+	BAS	L	BASE AREA	1,639	1931	279.27	457,720	CONDITION ELEM	CD
+	A	L	UPPER STORY FIN	884	1931	253.96	224,504	EXTERIOR	
+	WDK	N	WOOD DECK	934		46.08	43,039	INTERIOR	
+	OPA	N	OPEN PORCH	161		61.80	9,950	KITCHEN	
F	EPA	N	ENCLOSED PORCH	282		108.24	30,523	BATHS	
G	AGR	N	ATT GARAGE	400		56.25	22,501	HEAT	
	F21	O	FPL 2S 1OP	1		9,886.80	9,887	ELECT	

EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$290,600

