

Key: 122

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 106

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BEATTY TANYA 5A PRISCILLA AVE SCITUATE, MA 02066				13-2-35-0				10 MORDECAI LINCOLN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BEATTY TANYA				04/23/2004	A	1 (105221)					
BEATTY TANYA & ROBERT W				01/19/2001	F	100 (C98700)					
ZUCKER WALTER H				03/31/1981	XX	C00064725)					

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	%
01-298	06/01/2001	3	ALTERATIONS		03/26/2004	PJB	100	100
98-403	08/06/1998	3	ALTERATIONS				100	100
89-410	08/01/1989	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,333	NS 1.00	100	1.00	374,000	1.56	100	1.00	R03	0.85	326,290

TOTAL	24,350 SF	ZONING	IN M12. . . .	FRNT	89	ASSESSED	LAND 326,300 BUILDING 427,600 DETACHED 20,400 OTHER 0 TOTAL 774,300	CURRENT	314,100 385,800 19,400 0 719,300	PREVIOUS	
Ngh	NO. SCITUATE	IN M12. . . .		LAND		CURRENT		PREVIOUS			
Inf1	FACTOR 100	PHY 100		OTHER		TOTAL		TOTAL			
Inf2											

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 GARAGE	1981	576	44.24	20,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/23/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/4/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,007	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,241		49.00	60,804
\$NLA(RCN)	\$309	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,342	1900	271.05	363,748
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	665	1900	246.49	163,917
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	586		42.24	24,752
				FLOOR COVER	99	N/A	1.00								
				INT FINISH	99	N/A	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	619,683
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$427,600

