

Key: 1802

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.729

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HEINEMAN LINCOLN D 673 FIRST PARISH RD SCITUATE, MA 02066				30-2-9-0				673 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HEINEMAN LINCOLN D				06/24/2021	A	300,000	55196-91				
BELFORT SARAH, VIJAYAN AN				08/19/2009	F	1 37628-312					
HEINEMAN HARRY J JR				08/19/2009	F	1 37628-311					

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	%
22-0065	01/12/2022	3	ALTERATIONS	14,000	08/03/2022	JD	100	100
		7	OTHERS		04/18/2018	JD	100	100
		7	OTHERS		06/30/2015		100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	WS 1.00	100	1.00	100	1.00	374,000	1.00	100	1.00	R03 0.85	343,430
300	A	7,862	WS 1.00	100	1.00	100	1.00	10,098	0.65	60	0.60	R03 0.85	51,940

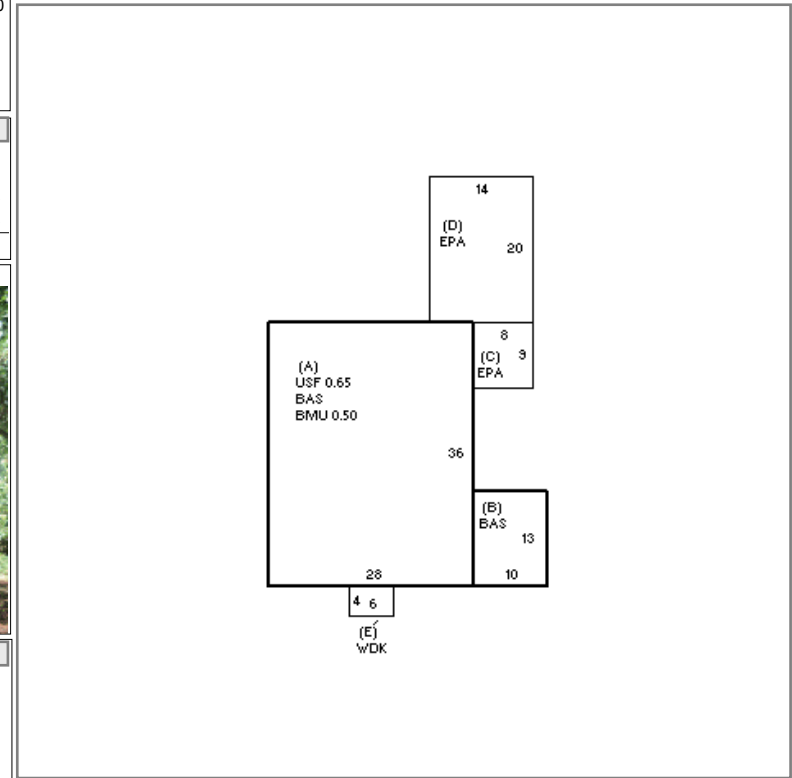
TOTAL	8.780 Acres		ZONING	FRNT	325	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	INFL.3 = SHAPE		LAND	395,400	362,100
Inf1	FACTOR 100			BUILDING	295,600	263,000		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	691,000	625,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/03/2022



BUILDING	CD	ADJ	DESC	MEASURE	4/24/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/24/2018	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	8/3/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1710	SIZE ADJ	1.000
NET AREA	1,793	DETAIL ADJ	1.184
\$NLA(RCN)	\$284	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.65	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,683
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
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	504		60.41	30,448
A	USF	L	UPPER STORY FIN	655	1710	221.53	145,099
+	BAS	L	BASE AREA	1,138	1710	243.60	277,214
+	EPA	N	ENCLOSED PORCH	352		90.20	31,750
E	WDK	N	WOOD DECK	24		38.42	922
	F24	O	FPL 2S 4OP	1		18,585.00	18,585

TOTAL RCN	509.701	
CONDITION ELEM		
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	\$295,600	