

Key: 6997

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.688

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BOWERS PAUL M TR 7 LINCOLN AV SCITUATE, MA 02066				64-8-1-0				7 LINCOLN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOWERS PAUL M TR				03/23/2007	F	1 34279-44					
BOWERS PAUL M				03/23/2007	F	1 34279-42					
BOWERS PAUL TR				10/02/1990	QS	9972-268					

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	%
15-847	12/09/2015	2	ADDITIONS	6,800	08/05/2016	SJ	100	100
05-839	12/19/2005	7	OTHERS	2,500	08/29/2006	SJ	100	100
91-34	02/01/1991	3	ALTERATIONS				100	100

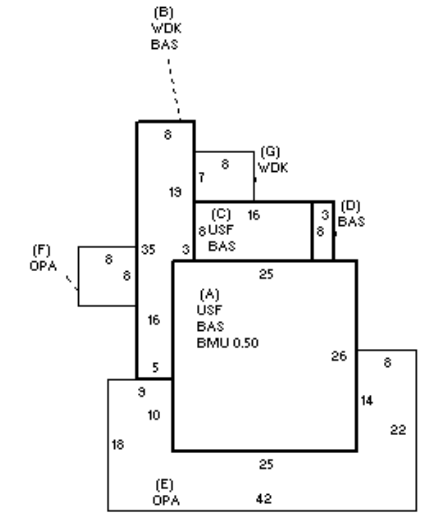
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,575 CLF	1.00	100	1.00	1,188,000	2.23	90	0.90	WV6	3.00	1,005,940

TOTAL	16,575 SF	ZONING	FRNT	286	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE infl 3 2020 = view	LAND	1,005,900	914,500		
Inf1	FACTOR 100		BUILDING	450,900	401,000		
Inf2	PHY 100		DETACHED	6,300	6,000		
			OTHER	0	0		
			TOTAL	1,463,100	1,321,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		440	47.79	6,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/3/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/3/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	2/11/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW. STYLE CHANGE FROM COLONIAL TO CONVENTIONAL PER FIELD REVIEW.

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YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	563,641		
NET AREA	1,812	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	325		69.47	22,576	CONDITION ELEM	CD		
\$NLA(RCN)	\$311	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	778	1910	251.39	195,584	EXTERIOR	G		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,034	1910	276.44	285,841	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	602		56.65	34,103	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	288		42.24	12,165	BATHS	G		
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	G			
				HEATING/COOLING	2	HOT WATER	1.02								HEAT	U			
				FUEL SOURCE	99	N/A	1.00								ELECT	U			
																		EFF.YR/AGE	2002 / 20
																		COND	18 18%
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$450,900