

Key: 6998

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.689

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RAY JOSEPH F & DONAHUE MARIA 9 LINCOLN AVENUE SCITUATE, MA 02066				64-8-2-0				9 LINCOLN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAY JOSEPH F & DONAHUE MA				07/31/1998	O	265,000	16460-331				
BEECHER ROBERT W & M PATR				01/01/1976	XX		4083-494				
TERKELSEN,OLGA C				01/01/1955	XX		2336-97				

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	%
13-085	02/25/2013	3	ALTERATIONS	10,000	06/17/2013	SJ	100	100
00-254	06/15/2000	2	ADDITIONS				100	100
		2	ADDITIONS				100	100

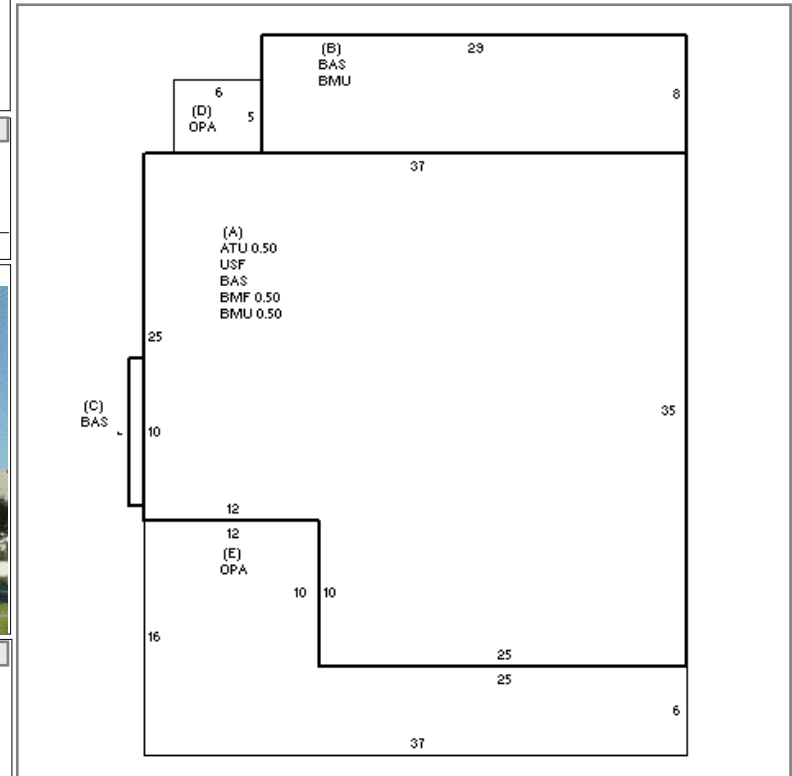
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,500	CLF 1.00	100	1.00	990,000	3.75	100	1.00	WV5	2.25	810,460

TOTAL	9,500 SF	ZONING	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	810,500	753,200
Inf1	FACTOR 100		BUILDING	630,800	561,100		
Inf2	PHY 100		DETACHED	7,400	7,000		
			OTHER	0	0		
			TOTAL		1,448,700	1,321,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		550	44.81	7,400



BLDG COMMENTS
FY12 STYLE CHANGE FROM COLONIAL TO CONVENTIONAL PER FIELD REVIEW. XTRA KITCHEN IN BSMT.



BUILDING	CD	ADJ	DESC	MEASURE	6/17/2013	SJ
MODEL	1		RESIDENTIAL	LIST	6/17/2013	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/11/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	864,157		
NET AREA	2,592	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	820		51.88	42,545				
\$NLA(RCN)	\$333	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	588		72.83	42,827				
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,175	1910	257.92	303,053				
STORIES	2.5		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	588		44.40	26,107				
ROOMS	8		1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,417	1910	283.61	401,882				
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	372		61.80	22,990				
BATHROOMS	1		1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			9,886.80	9,887				
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00	KIT	O	XTRA KITCHEN	1			7,816.80	7,817				
TOT FIXTURES	6		\$7,050																
# UNITS	1		1.00																
																EFF.YR/AGE	1980 / 42		
																COND	27 27 %		
																FUNC	0		
																ECON	0		
																DEPR	27 % GD 73		
																RCNLD	\$630,800		