

Key: 6999

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.690

LEGAL

LAND

DETACHED

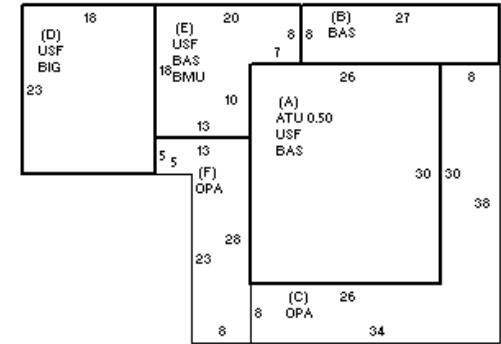
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
GRAZIANO ALEXANDER & REBECCA E				64-8-3-0				15 LINCOLN AV				
15 LINCOLN AV				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)				
SCITUATE, MA 02066				GRAZIANO ALEXANDER & REBE				05/28/2011 QS 562,500 39971-1				
				STEBBINS W JR, SEWARD V, &				05/02/2005 H 30451-86				
				STEBBINS WARREN A & MARY				01/01/1951 QS 2094-328				
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	CLF 1.00	100	1.00	990,000	3.58	100	1.00	WV5	2.25	812,680

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	%
		2	ADDITIONS		08/25/2015	SJ	100	100
		7	OTHERS				100	100

TOTAL	10,000 SF	ZONING	FRNT	89	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	812,700	755,200		
Inf1	FACTOR 100		BUILDING	365,500	337,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL				1,178,200	1,092,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/25/2015	SJ
MODEL	1		RESIDENTIAL	LIST	8/25/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/11/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	702.878
NET AREA	2,770	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	996	1920	224.85	223,947	CONDITION ELEM	CD
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	780	1920	204.47	159,489	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	390	37.00	14,430	INTERIOR	
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	761	51.50	39,192	KITCHEN			
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	414	54.56	22,587	BATHS			
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	704	2014	204.47	143,949	HEAT		
BATHROOMS	2	1.00	HEATING/COOLING	99	N/A	1.00	E	BMU	N	BSMT UNFINISHED	290	63.15	18,314	ELECT			
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00	E	BAS	L	BASE AREA	290	2014	224.84	65,205			
TOT FIXTURES	8	\$7,526															
# UNITS	1	1.00															
														EFF. YR/AGE	1960 / 62		
														COND	48 48 %		
														FUNC	0		
														ECON	0		
														DEPR	48 % GD 52		
														RCNLD	\$365,500		