

Key: 7000

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.691

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
GRIFFIN CHRISTOPHER TAYLOR 19 LINCOLN AV SCITUATE, MA 02066				64-8-5-0				19 LINCOLN AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GRIFFIN CHRISTOPHER TAYLO				10/22/2020	QS	1,215,000	53670-288					
TEDESCHI STACEY E				11/17/2017	QS	899,000	49191-200					
DONNENFELD STUART R & PEA				03/29/2007	QS	900,000	34304-139					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,995 CLF	1.00	100	1.00	990,000	2.30	100	1.00	WV5	2.25	836,210

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	%
17-800	12/13/2017	3	ALTERATIONS	31,100	08/02/2018	JD	100	100
08-294	07/07/2008	3	ALTERATIONS	8,500	08/25/2009	SJ	100	100
07-692	11/20/2007	3	ALTERATIONS	18,500	08/07/2008	SJ	100	100
		7	OTHERS		05/04/2006	SJ	100	100
97-374	07/03/1997	2	ADDITIONS				100	100

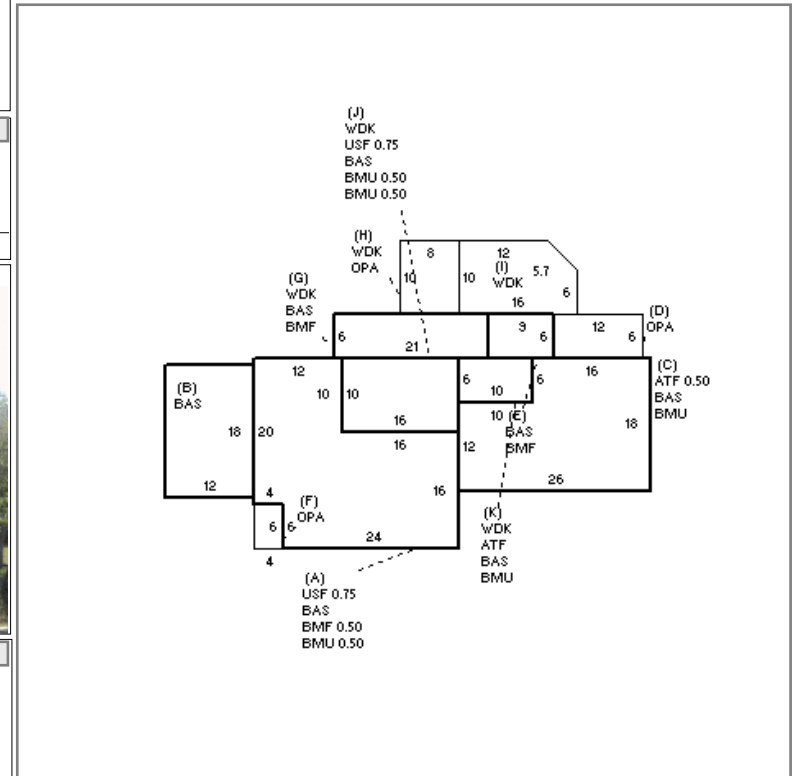
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TOTAL	15,995 SF	ZONING	FRNT	381	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	836,200	777,100
Inf1	FACTOR 100		BUILDING	537,900	478,800		
Inf2	PHY 100		DETACHED	35,200	33,400		
			OTHER	0	0		
			TOTAL	1,409,300	1,289,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	30 0.70	22X26	1995	572 84.81	34,000
PTD	A	1.00	30 0.70	16 X 12		192 8.79	1,200



BLDG COMMENTS		
ROOF DECK	8/24/2022	JD
MLS	8/24/2022	EST
	8/2/2018	JD



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BUILDING	CD	ADJ	DESC	MEASURE	8/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/24/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/2/2018	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	689,673
NET AREA	2,360	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	900		48.02	43,221		
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	528	1941	224.11	118,329		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,568	1941	246.44	386,412		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	ATF	L	ATTIC FINISH	264	1941	159.23	42,035		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	176		56.65	9,970		
				INT FINISH	1	PLASTER	1.00	+	BMF	N	BSMT FINISH-SEP	452		67.42	30,472		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	578		42.24	24,415		
				FUEL SOURCE	2	GAS	1.00		WDK	N	WOOD DECK	128		42.24	5,407		
									F21	O	FPL 2S 1OP	1		9,062.90	9,063		
									SNA	O	SAUNA	1		9,274.10	9,274		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	V
																BATHS	G
																HEAT	U
																ELECT	A
																EFF.YR/AGE	1997 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$537,900