

Key: 7003

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.694

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LOPES TIMOTHY J & JENNIFER L 10 LINCOLN AVENUE SCITUATE, MA 02066				64-7-11-0				10 LINCOLN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LOPES TIMOTHY J & JENNIFER				06/26/1998	QS	350,000	16334-191				
MORRISON ROBERT J & DOROT				01/01/1976	XX		4049-606				
GREEN, AGNES A AND MARTIGN				01/01/1942	XX		1809-116				

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	%
E21-1461 99-179	12/08/2021 05/03/1999	3 2	ALTERATIONS ADDITIONS	3,500	08/24/2022	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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

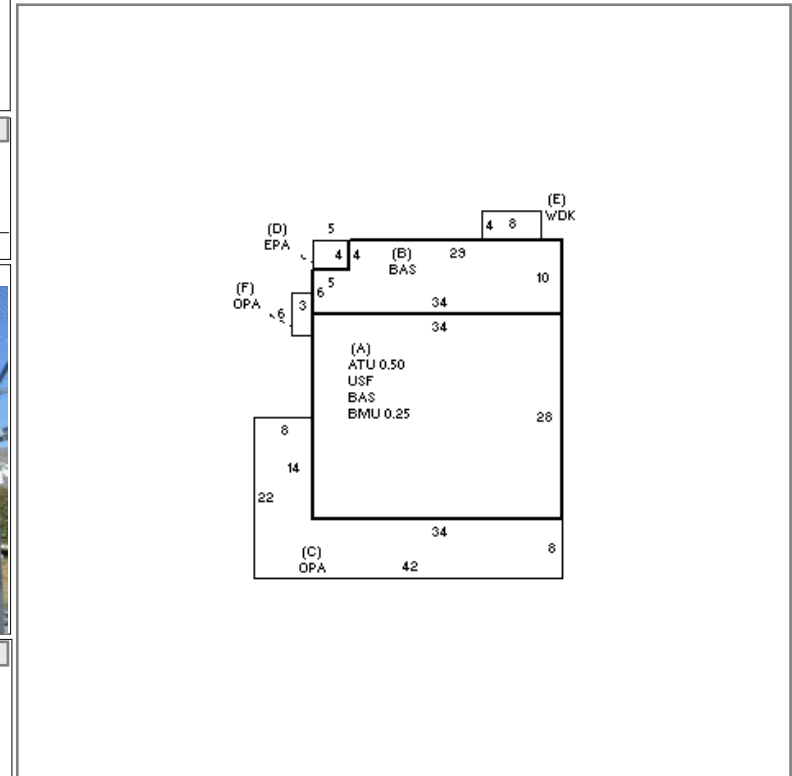
TOTAL	10,000 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	812,700	755,200
Infl1	FACTOR 100		BUILDING	512,700	456,100		
Infl2	PHY 100		DETACHED	4,100	3,900		
			OTHER	0	0		
			TOTAL	1,329,500	1,215,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	70 0.30	14 X 20	280	49.28	4,100



BUILDING	CD	ADJ	DESC	MEASURE	8/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/24/2022	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%]			

BLDG COMMENTS



YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	2,224	DETAIL ADJ	1.188
\$NLA(RCN)	\$312	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	2.5	1.00
ROOMS	9		1.00
BEDROOMS	4		1.00
BATHROOMS	2		1.00
# 1/2 BATHS	0		1.00
TOT FIXTURES	6	\$6,842	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONT WALL	1.00	A	BMU	N	BSMT UNFINISHED	238		75.78	18,036
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	952	1925	256.34	244,039
ROOF SHAPE	3	GAMBREL	1.00	A	ATU	N	ATTIC UNF	476		44.40	21,134
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,272	1925	281.88	358,558
FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	466		61.80	28,799
INT FINISH	1	PLASTER	1.00	D	EPA	N	ENCLOSED PORCH	20		108.24	2,165
HEATING/COOLING	5	ELECTRIC BB	0.99	E	WDK	N	WOOD DECK	32		46.09	1,475
FUEL SOURCE	3	ELECTRIC	1.00	F21	O	FPL 2S 1OP		1		9,886.80	9,887
				GEN	O	GENERATOR		1		0.00	
				ODS	O	OUT DOOR SHOWER		1		1,912.80	1,913

TOTAL RCN	692,848
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$512,700