

Key: 7004

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.695

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NELSON FRANK J & KATHY A 8 LINCOLN AV SCITUATE, MA 02066				64-7-12-0				8 LINCOLN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NELSON FRANK J & KATHY A				05/12/2010	QS	1,000,000	38515-338				
MCGREENERY PAUL A JR TR				02/04/1987	QS	140,000	7466-36				
LANGE,PETER H				11/21/1979	QS	33,000	4757-434				

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 %
15-375		7	OTHERS		07/11/2018	JD	100 100
15-375		1	NEW CONST	600,000	05/04/2017	SJ	100 100
15-375		4	DEMO		05/19/2016	SJ	100 100
15-375		1	NEW CONST	600,000	05/19/2016	SJ	80 80
97-59	02/19/1997	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,430	CLF 1.00	100	1.00	1,056,000	2.24	80	0.80	WV6	3.00	893,590

TOTAL	16,430 SF	ZONING	FRNT	259	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE C/W 13 14F infl 3 obstructed view	LAND	893,600	812,400		
Infl1	FACTOR 100		BUILDING	1,953,600	1,659,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>			<b>TOTAL</b>	<b>2,847,200</b>	<b>2,472,200</b>		

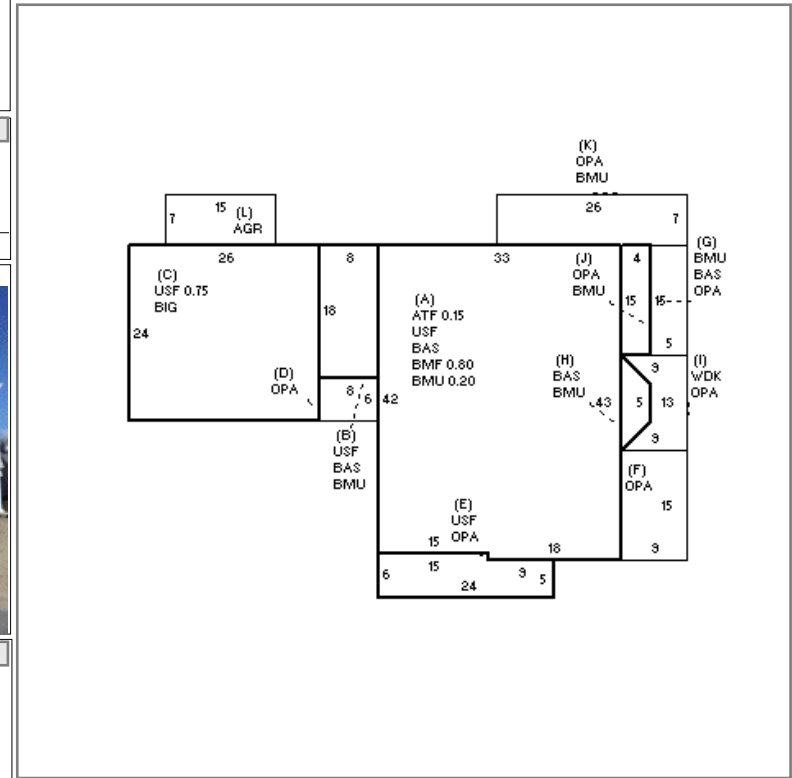
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/15/2016



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/11/2019	JD
MODEL	1		RESIDENTIAL	LIST	2/11/2019	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW		
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2016	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,078,348
NET AREA	4,006	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	778		73.36	57,071		
\$NLA(RCN)	\$519	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	1,123		102.98	115,641		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,644	2016	457.80	752,627		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,151	2016	416.32	895,509		
				FLOOR COVER	12	COMB	1.00	A	ATF	L	ATTIC FINISH	211	2016	295.79	62,411		
				INT FINISH	2	DRYWALL	1.00	C	BIG	N	BUILT-IN GARAGE	624		101.62	63,412		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	716		92.70	66,373		
				FUEL SOURCE	2	GAS	1.00	I	WDK	N	WOOD DECK	81		69.11	5,598		
								L	AGR	N	ATT GARAGE	105		73.11	7,677		
									GFP	O	GAS FIREPLACE	2		10,001.70	20,003		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2016 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$1,953,600