

Key: 7598

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.271

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
FINCH DAVID & CAROLYN PO BOX 405 5 LINCOLN ST HUMAROCK, MA 02047		72-10-8-0	5 LINCOLN ST		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FINCH DAVID & CAROLYN		10/10/2019	QS	509,000	(129275)
NECTOW KATHLEEN		11/15/2017	A	132,500	(126060)
NECTOW KATHLEEN & TECCI M		11/15/2017	F	1	(126059)

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 %
19-913	12/10/2019	3	ALTERATIONS	41,006	08/13/2020	JD	100 100
88-407	07/01/1988	2	ADDITIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

TOTAL	3,180 SF	ZONING		FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100			
Inf1	FACTOR 100		BUILDING	227,700	211,400			
Inf2	PHY 100		DETACHED	2,400	2,400			
			OTHER	0	0			
			TOTAL	659,200	603,900			

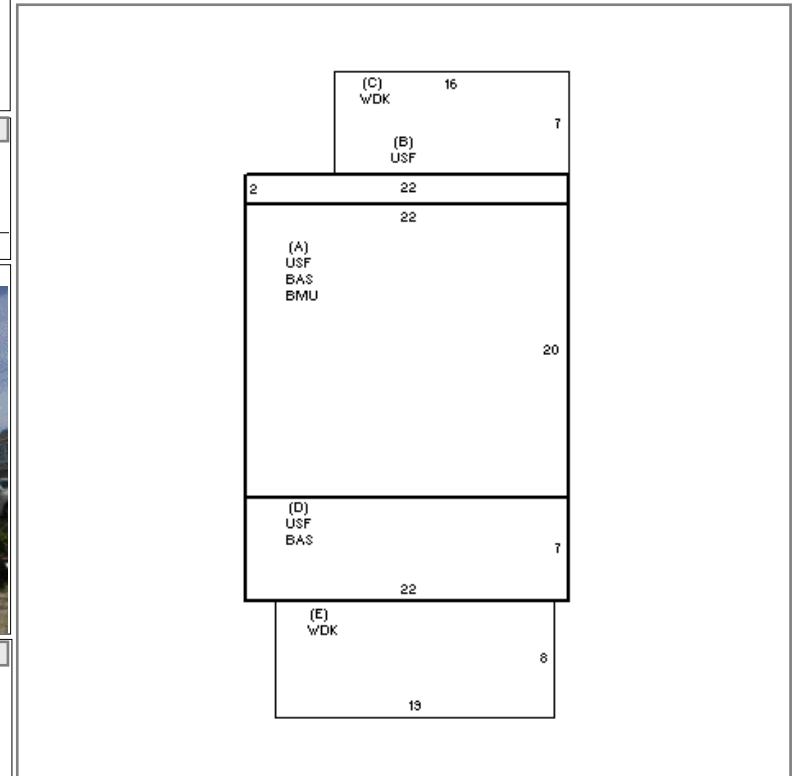
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	12 X 8	96	14.95	1,100
SHF	A	1.00	20 0.80	12 X 10	1989	13.93	1,300



BLDG COMMENTS

MLS

BUILDING	CD	ADJ	DESC	MEASURE	8/13/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/13/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/8/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	1,232	DETAIL ADJ	0.990
\$NLA(RCN)	\$272	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,356	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	440		69.47	30,565
EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	638	1945	222.54	141,980
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	264		42.24	11,152
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	594	1945	244.71	145,360
FLOOR COVER	14	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,460.80	1,461
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	5	ELECTRIC BB	0.99								
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	334,873
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$227,700