**Key: 8099**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,799

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| BRADLEY JOHN &<br>S/O FORRER PAUL O &<br>46 MORDECAI LINCOLN RD<br>SCITUATE, MA 02066 | 13-2-1-B | 0-REAR MORDECAI LINCOLN RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| FORRER PAUL O & | 05/15/2023 | V | 1,700,000 | (135383) |
| BRADLEY JOHN & | 06/27/2014 | V | 675,000 | (120597) |
| MURPHY CHARLES G & | 07/21/1993 | QS | 245,000 | (84944) |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1320 | 100 | UNDEV LAND | | | 1 of 1 |

| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 300 | A | 0.102 | NS 1.00 | 100 1.00 | 100 1.00 | 35,640 | 1.00 | 100 1.00 | RV1 1.80 | | | 3,640 |

| TOTAL | 4,446 SF | ZONING | | FRNT | 207 |
|---|---|---|---|---|---|
| Ngh | NO. SCITUATE | NOTE | . . . . | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 3,600 | 1,700 |
| BUILDING | 0 | 0 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **3,600** | **1,700** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | | | |
| STYLE | | | |
| QUALITY | | | |
| FRAME | | | |

| MEASURE | | |
|---|---|---|
| LIST | | |
| REVIEW | | |

BLDG COMMENTS

| YEAR BLT | | SIZE ADJ | |
|---|---|---|---|
| NET AREA | | DETAIL ADJ | |
| $NLA(RCN) | | OVERALL | |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| | | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

TOTAL RCN

| CONDITION ELEM | CD |
|---|---|
| | |

EFF.YR/AGE

| COND | |
|---|---|
| FUNC | |
| ECON | |
| DEPR | % GD |

RCNLD