

Key: 88

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 70

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FLAHERTY PHILIP J TR & CONSTANCE M TR				12-4-18-0				15 MORDECAI LINCOLN RD			
15 MORDECAI LINCOLN RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				FLAHERTY PHILIP J TR & FLAHERTY PHILIP J & CONST				02/09/2018	F	1	49489-182
				KIMPTON EDWARD C & MARY E				07/28/2004	A	310,000	28750-216
								03/28/1990	QS		9669-146

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	%
20-631	10/05/2020	2	ADDITIONS	28,000	06/15/2021	JD	100	100
19-192	03/28/2019	3	ALTERATIONS	4,700	07/01/2019	JD	100	100
11-473	08/04/2011	3	ALTERATIONS	40,000	06/20/2012	SJ	100	100
05-686	10/14/2005	3	ALTERATIONS	8,000	05/23/2005	SJ	100	100
05-686	10/14/2005	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.262	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	4,410

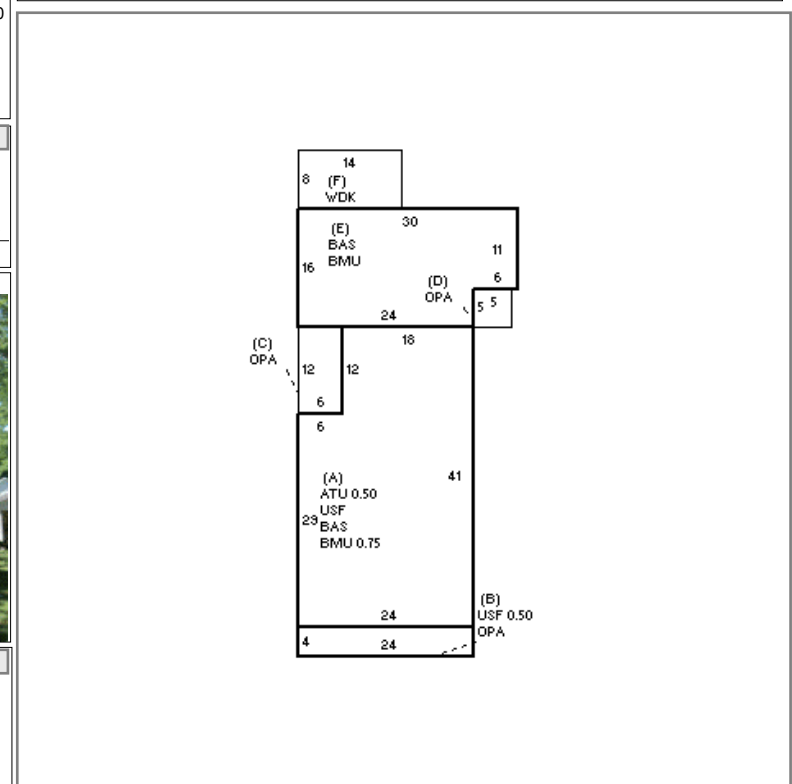
TOTAL	1.180 Acres	ZONING	FRNT	141	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	347,800	335,100
Inf1	FACTOR 100				BUILDING	439,300	390,700
Inf2	PHY 100				DETACHED	28,400	27,000
					OTHER	0	0
					<b>TOTAL</b>	<b>815,500</b>	<b>752,800</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 GARAGE 20X21		420	48.49	12,200
WSH	A	1.00	10 0.90 WORKSHOP 16X2011		384	32.86	11,400
CPD	A	1.00	10 0.90 20X20		400	13.39	4,800



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/1/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/16/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,322	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,134		45.55	51,656
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	912	1920	245.19	223,612
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	960	1920	222.97	214,054
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	456		37.00	16,872
				FLOOR COVER	24	COMB	1.00	+	OPA	N	OPEN PORCH	193		51.50	9,940
				INT FINISH	1	PLASTER	1.00	E	BAS	L	BASE AREA	450	2005	245.19	110,335
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	WDK	N	WOOD DECK	112		38.40	4,301
				FUEL SOURCE	1	OIL	1.00	F31	O	FPL 3S 1OP	1		9,197.00	9,197	



BLDG COMMENTS

TOTAL RCN	645,957
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$439,300