

Key: 91

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 73

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LOGAN M SUSAN S/O LOGAN WILLIAM F & 49 SUFFOLK ROAD WELLESLEY, MA 02481				12-4-19-0				17 MORDECAI LINCOLN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
LOGAN WILLIAM F & LOGAN M SUSAN				08/31/2023	F	100 58236-49		23--0664				
JOHNSON RICHARD C & ELEAN				07/17/2014	QS	406,000 44538-100		20-722				
				01/01/1970	QS	3509-671		20-722				
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,120	NS 1.00	100	1.00	374,000	1.15	100	1.00	R03	0.85	337,180

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	%
23--0664	08/01/2023	2	ADDITIONS	310,000				0
20-722	10/28/2020	2	ADDITIONS	114,000	04/06/2021	JD	100	5
20-722	10/28/2020	2	ADDITIONS	114,000	05/25/2022	JD	100	5
20-722	10/28/2020	2	ADDITIONS	114,000	11/03/2022	JD	5	5
19-568	08/07/2019	3	ALTERATIONS	20,000	02/24/2020	JD	100	90

TOTAL	34,120 SF	ZONING	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	337,200	324,600
Inf1	FACTOR 100		BUILDING	247,600	220,400		
Inf2	PHY 100		DETACHED	1,800	1,700		
			OTHER	0	0		
					TOTAL	586,600	546,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 13 X 9		117	14.03	1,000
PTD	A	1.00	30 0.70 10 X 12		120	9.48	800



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2020	JD
MODEL	1		RESIDENTIAL	LIST	2/24/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	11/3/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	426.953
NET AREA	1,602	DETAIL ADJ	1.200	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,302	1910	252.96	329,354	CONDITION ELEM	CD
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	C	BMU	N	BSMT UNFINISHED	231		63.15	14,588	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	300	1910	230.04	69,012	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	KITCHEN	F
				FLOOR COVER	24	COMB	1.00									BATHS	F
				INT FINISH	1	PLASTER	1.00									HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A
				FUEL SOURCE	2	GAS	1.00										

(B) 30
10 BAS

(A) 30
18 BAS

(C) USF 0.65
22 BAS
BMU 0.50

21

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,760
# UNITS	1	1.00

EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$247,600