

Key: 92

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 74

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRUCE ALAN L & BEVERLY L 19 MORDECAI LINCOLN ROAD SCITUATE, MA 02066				12-4-20-0				19 MORDECAI LINCOLN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRUCE ALAN L & BEVERLY L				12/01/1992	QS	168,500	11466-74				
AMELANG TODD D & VERONICA				09/23/1987	XX		8018-151				
AMELANG TODD D & VERONICA				01/01/1985	XX		6001-220				

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	%
16-412	07/21/2016	2	ADDITIONS	17,000	06/20/2017	SJ	100	100
8/8-10	01/01/1988	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,330	NS	1.00	1.00	374,000	1.69	1.00	R03	0.85		323,910

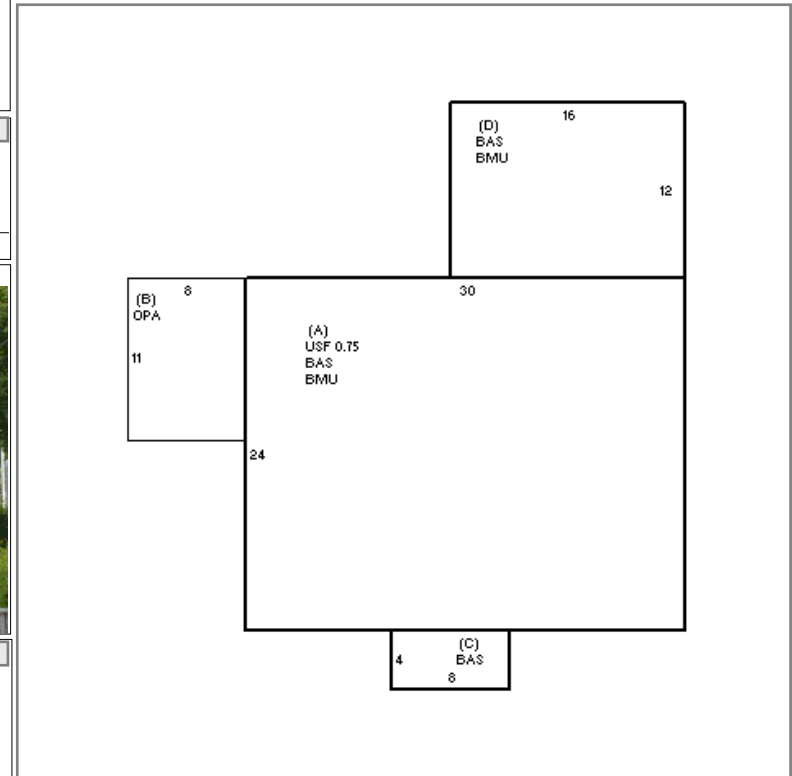
TOTAL	22,330 SF	ZONING		FRNT	62	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND	323,900	311,800
Inf1	FACTOR 100		BUILDING	157,600	147,900			
Inf2	PHY 100		DETACHED	16,100	15,300			
			OTHER	0	0			
						TOTAL	497,600	475,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	+	1.10	40 0.60	W/QTRS 1SFIN	216	115.23	14,900
S/V	+	1.10	SV 1.00	DECK/GARAGE	1,000	1.21	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/1/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/3/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	437,829	
NET AREA	1,484	DETAIL ADJ	1.100	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	912		53.30	48,612	CONDITION ELEM	CD	
\$NLA(RCN)	\$295	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	540	1890	235.90	127,387	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	88		56.65	4,985	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	944	1890	259.40	244,878	KITCHEN		
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS		
				INT FINISH	99	N/A	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1952 / 70
																	COND	64 %
																	FUNC	0
																	ECON	0
																	DEPR	64 % GD 36
																	RCNLD	\$157,600