

Key: 93

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 75

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KEEGAN DM BRENNAN EA & EF 21 MORDECAI LINCOLN ROAD NORTH SCITUATE, MA 02066				12-4-21-0				21 MORDECAI LINCOLN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KEEGAN DM BRENNAN EA & EF				05/03/1991	QS	10262-294		10262-294			
KEEGAN BRIAN ROBER				04/28/1987	XX	7653-278		7653-278			
MULKERN JOHN F AND JOSEPH				01/01/1976	XX	4083-498		4083-498			

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	%
		3	ALTERATIONS		03/01/2004	PJB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,260	NS 1.00	100	1.00	374,000	2.40	100	1.00	R03	0.85	314,910

TOTAL	15,260 SF	ZONING		FRNT	72	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	314,900	303,100		
Inf1	FACTOR 100		BUILDING	296,300	267,500			
Inf2	PHY 100		DETACHED	4,400	4,200			
			OTHER	0	0			
			TOTAL	615,600	574,800			

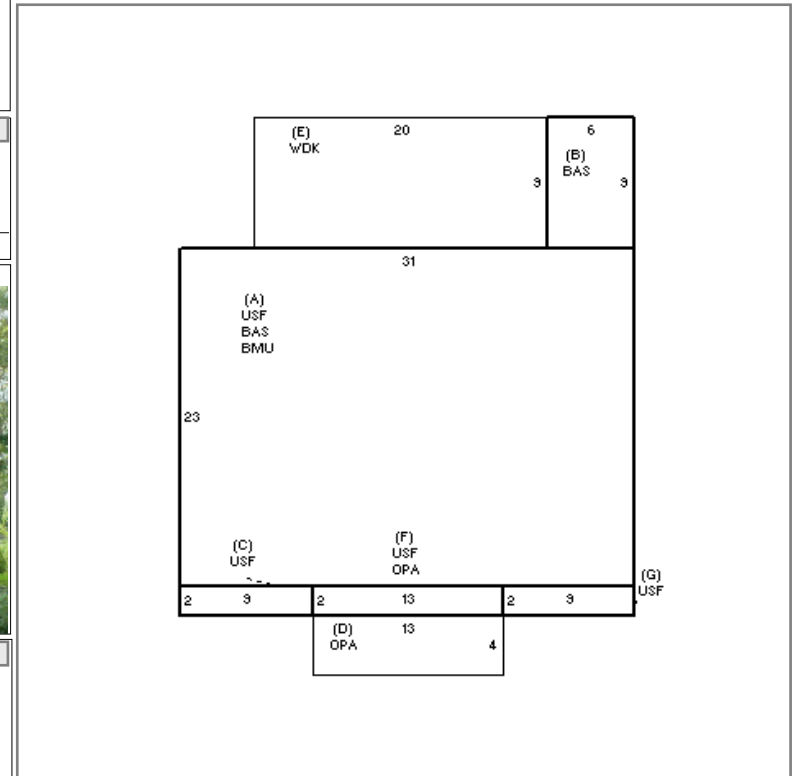
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40 GARAGE		200	54.75	4,400



BLDG COMMENTS

FY12 FR- COLONIAL TO CONV

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/1/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/3/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1922	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	429,460	
NET AREA	1,542	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	713		52.58	37,492	CONDITION ELEM	CD	
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	767	1922	254.98	195,572	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	775	1922	231.88	179,707	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	78		51.50	4,017	KITCHEN		
				FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	180		38.40	6,912	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	1972 / 50
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$296,300