

Key: 96

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 78

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PARADIS MARTHA J 25 MORDECAI LINCOLN RD SCITUATE, MA 02066				12-4-23-0				25 MORDECAI LINCOLN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PARADIS MARTHA J				08/01/2005	F	1	31056-138				
CRUMP MICHAEL & MARTHA J				10/30/1989	QS	146,000	9434-183				
LYONS JOYCE W				08/01/1983	QS	69,000	5430-294				

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	%
05-762	11/15/2005	3	ALTERATIONS	56,700	05/25/2006	SJ	100	100
97-475	08/15/1997	3	ALTERATIONS				100	100

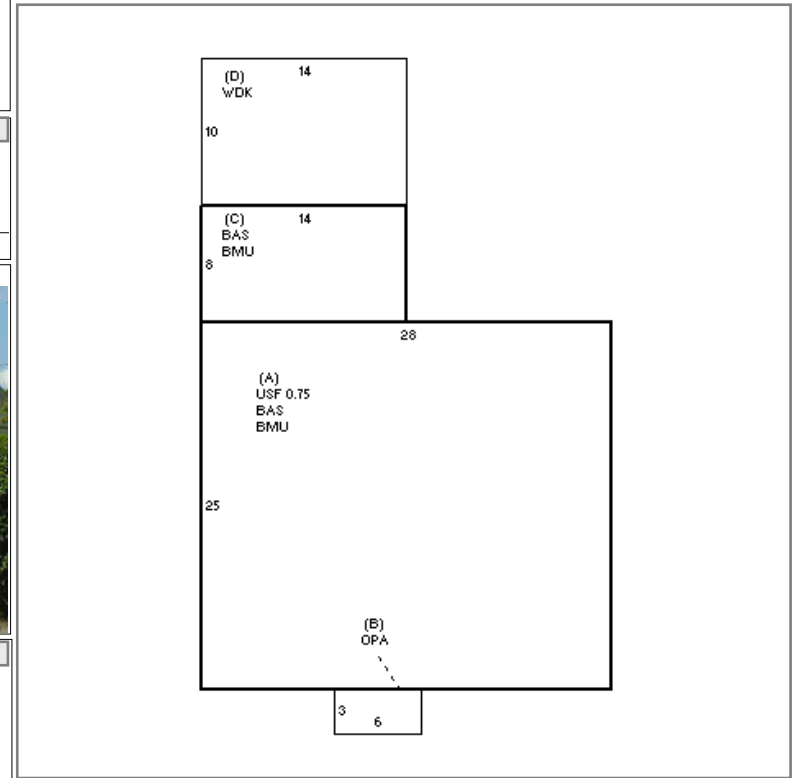
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,398	NS	1.00	1.00	374,000	2.92	1.00	R03	0.85		310,790

TOTAL	12,398 SF	ZONING	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	310,800	299,200
Inf1	FACTOR 100		BUILDING	265,200	239,300		
Inf2	PHY 100		DETACHED	1,800	1,700		
			OTHER	0	0		
					TOTAL	577,800	540,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20 GARAGE		160	54.75	1,800



BLDG COMMENTS
FY12 FR- CONV TO CAPE & GOOD TO AVG



BUILDING	CD	ADJ	DESC	MEASURE	3/4/2013	SJ
MODEL	1		RESIDENTIAL	LIST	3/4/2013	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/3/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,337	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	812		50.27	40,817
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	812	1925	246.69	200,311
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	525	1925	224.34	117,776
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	18		51.50	927
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	140		38.40	5,376
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	2		8,238.50	16,477
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	384,377	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE		1972 / 50	
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	\$265,200		