

Key: 1187

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.136

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MANGANO JEFFREY T & ROBBIN 573 COUNTRY WAY SCITUATE, MA 02066				26-2-47-0				573 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANGANO JEFFREY T & ROBBIN				03/01/2019	QS	770,000	50862-81				
SABEAN DESIGN LLC				01/12/2018	O	400,000	49399-143				
SIEMINSKI MARK & JOHN TRS				06/12/2014	G	1	44410-133				

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	%
18-192	04/10/2018	2	ADDITIONS	30,000	07/17/2018	JD	100	80
18-192	04/10/2018	1	NEW CONST	30,000	11/05/2018	JD	100	100
SS-19-03		5	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	R02	0.90		363,640
300	A	0.001	SC	1.00	100	1.00	100	1.00	R02	0.90		20

DETAILED

TOTAL	40,062 SF	ZONING	FRNT	183	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE INCLUDES 1,248 SQ FT FROM .26-2-41	LAND	363,700	349,000		
Inf1	FACTOR 100		BUILDING	627,600	518,500		
Inf2	PHY 100		DETACHED	3,900	3,700		
			OTHER	0	0		
			TOTAL	995,200	871,200		

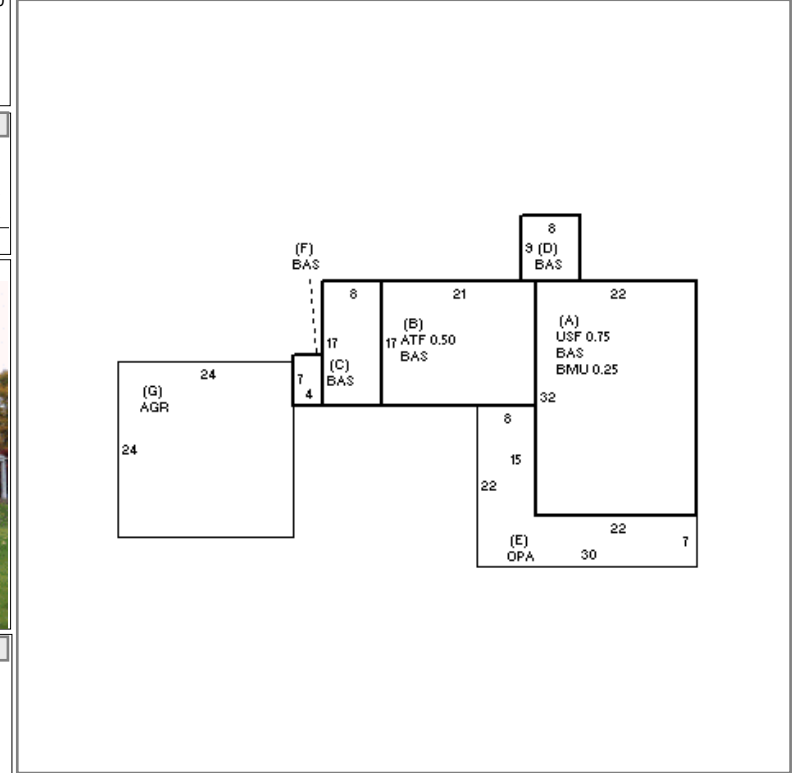
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.20	10 0.90	13 X 11	2018	143	11.38
SHF	A	1.00	40 0.60	22 X 16		352	11.23

PHOTO 11/05/2018



BUILDING	CD	ADJ	DESC	MEASURE	7/17/2018	JD
MODEL	1		RESIDENTIAL	LIST	7/17/2018	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/24/2020	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,004	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	176		88.41	15,560
\$NLA(RCN)	\$373	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	528	1900	314.04	165,815
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,297	1900	345.33	447,896
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ATF	L	ATTIC FINISH	179	1900	223.12	39,939
				FLOOR COVER	32	COMB	1.00	E	OPA	N	OPEN PORCH	330		72.10	23,793
				INT FINISH	2	DRYWALL	1.00	G	AGR	N	ATT GARAGE	576		59.70	34,388
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		11,534.60	11,535
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	747,151
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$627,600