

Key: 1219

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.166

LEGAL

LAND

DETACHED

BUILDING

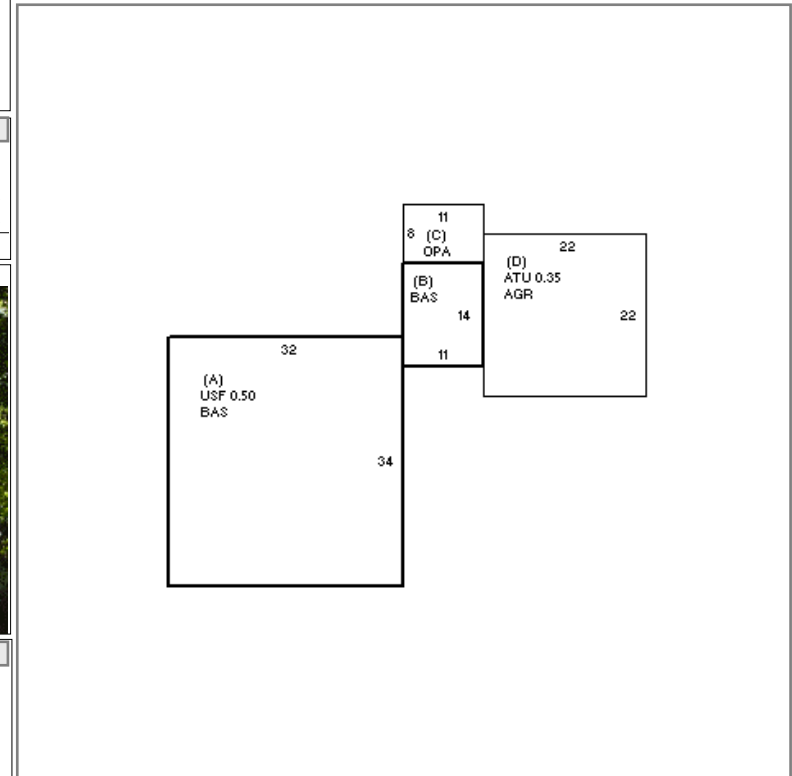
CURRENT OWNER				PARCEL ID				LOCATION			
CUNNINGHAM CAREN A 71 MANN LOT ROAD NORTH SCITUATE, MA 02066				25-2-2-0				71 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUNNINGHAM CAREN A				10/31/2000	QS	380,000	(98299)				
DIKE RODERICK A & KATHLEE				05/13/1986	XX		73226-0				
HOFFMAN VINCENT J & MARY				06/24/1983	XX		(C00067739)				

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 %
88-209	05/09/1988	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,699	NS 1.00	100	1.00	374,000	1.30	100	1.00	R03	0.85	332,380

TOTAL	29,708 SF	ZONING	NO. SCITUATE	FRNT	193	ASSESSED	LAND 332,400	CURRENT	319,900	PREVIOUS	294,100
Ngh	NO. SCITUATE	NOTE IN M26. C/W 1...	LAND	332,400	319,900						
Infl1	FACTOR 100		BUILDING	325,900	294,100						
Infl2	PHY 100		DETACHED	200	200						
			OTHER	0	0						
			<b>TOTAL</b>	<b>658,500</b>	<b>614,200</b>						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING	CD	ADJ	DESC	MEASURE	8/10/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/10/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/16/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	472,277	
NET AREA	1,786	DETAIL ADJ	1.075	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,242	1948	243.54	302,474	CONDITION ELEM	CD	
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	544	1948	221.47	120,481	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	88		56.65	4,985	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	484		48.90	23,667	KITCHEN		
				FLOOR COVER	99	N/A	1.00	D	ATU	N	ATTIC UNF	169		40.70	6,878	BATHS		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									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	\$325,900