

Key: 1221

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.168

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CROSS SPENCER & KRISTINA 75 MANN LOT RD SCITUATE, MA 02066				25-2-3-0				75 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CROSS SPENCER & KRISTINA				12/01/2022	QS	1,250,000	57469-228				
JOHNSON EDWARD P & RACHEL				10/20/2016	P	250,000	47628-312				
SALAMONE NANCY TR				01/05/2016	V	608,000	46463-77				

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	%
16-609	09/20/2016	1	NEW CONST	375,000	05/09/2018	JD	100	100
16-609	09/20/2016	1	NEW CONST	375,000	05/24/2016	SJ	100	60
16-122	03/17/2016	4	DEMO	2,000	06/20/2016	SJ	100	100
SS18-07		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	20,345	NS	1.00	100	1.00	100	1.00		R04	1.00	378,230

DETACHED

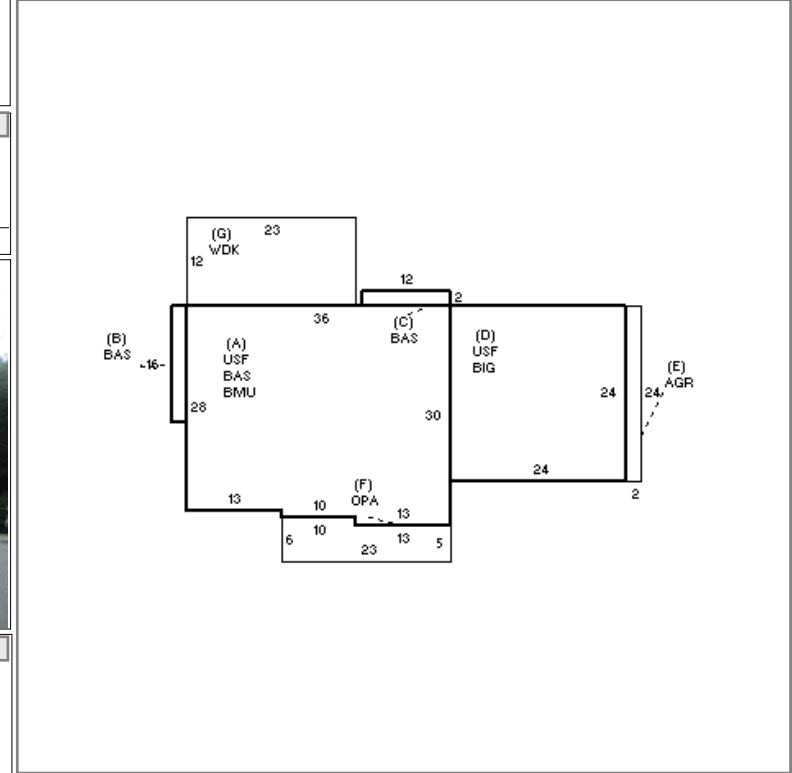
TOTAL	20,345 SF	ZONING	FRNT	196	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E	IN M26..		LAND	378,200	343,900
Inf1	FACTOR 100		BUILDING	807,200	721,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			1,185,400	1,065,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/12/2023



BLDG COMMENTS
XTRA SHOWER
MLS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/12/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2016	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	858,750
NET AREA	2,720	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,044		65.25	68,117		
\$NLA(RCN)	\$316	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,620	2016	251.28	407,067		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,100	2016	276.31	303,943		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BIG	N	BUILT-IN GARAGE	576		60.41	34,797		
				FLOOR COVER	12	COMB	1.00	E	AGR	N	ATT GARAGE	48		58.65	2,815		
				INT FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	125		72.11	9,013		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	WDK	N	WOOD DECK	276		53.76	14,837		
				FUEL SOURCE	2	GAS	1.00	G	GFP	O	GAS FIREPLACE	1		7,778.40	7,778		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2016 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$807,200