

Key: 1264

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.210

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCMANN MAURA T TR 9-9A COLONIAL WAY SCITUATE, MA 02066				48-1-36-H				9-9A COLONIAL WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCMANN MAURA T TR				07/09/2019	F	1	51343-191				
MCMANN MAURA				04/12/2005	F	-100	30329-247				
MCMANN MAURA T & DUNN IRE				03/26/2002	XX		21774-233				

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	%
14-109	03/24/2014	3	ALTERATIONS	2,500	09/24/2014	RJM	100	100
14-101	03/17/2014	3	ALTERATIONS	3,500	09/24/2014	RJM	100	100
05-532	08/23/2005	3	ALTERATIONS	19,000	08/09/2006	SJ	100	100

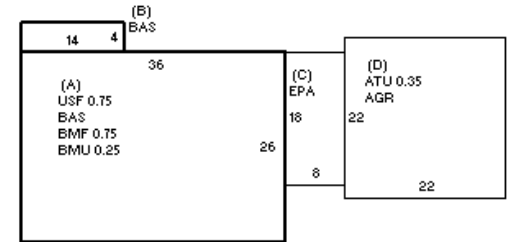
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.001	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	20

TOTAL	40,042 SF	ZONING	FRNT	153	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE ...IN-LAW/ACCESSORY DWG.			LAND	363,700	349,000
Infl1	FACTOR 100		BUILDING	221,900	206,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						585,600	555,100

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2015	RJM
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/16/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

IN- LAW APT/ LEGAL ACCESSORY DWELLING

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YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	504,323		
NET AREA	1,694	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	234		48.08	11,250	CONDITION ELEM	CD		
\$NLA(RCN)	\$298	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	702		67.49	47,380	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1965	216.67	152,105	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	992	1965	238.26	236,355	KITCHEN			
				FLOOR COVER	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	144		90.20	12,989	BATHS			
				INT FINISH	99	N/A	1.00	D	AGR	N	ATT GARAGE	484		44.45	21,515	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	D	ATU	N	ATTIC UNF	169		37.00	6,253	ELECT			
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
																		EFF.YR/AGE	1956 / 66
																		COND	56 56 %
																		FUNC	0
																		ECON	0
																		DEPR	56 % GD 44
																		RCNLD	\$221,900