

Key: 1555

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.501

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COOK JAMES & PATRICIA 218 MANN LOT ROAD SCITUATE, MA 02066				25-5-5-0				218 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COOK JAMES & PATRICIA				09/23/1988	QS	8725-165					
THORNTON STEPHEN J & JANE				08/08/1983	XX	5424-173					
ERICKSON ROBERT F				05/12/1981	XX	4991-57					

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	%
98-468	09/16/1998	2	ADDITIONS				100	100
93-655	11/02/1993	3	ALTERATIONS				100	100
92-58	01/27/1992	3	ALTERATIONS				100	100
89-3583	01/01/1989	3	ALTERATIONS				100	100

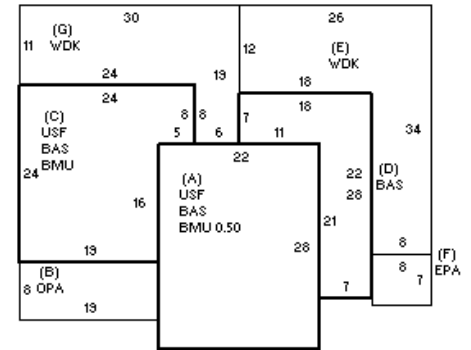
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.010	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	170

TOTAL	40,428 SF	ZONING	FRNT	265	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	343,600	312,400
Infl1	FACTOR 100		BUILDING	266,600	250,300		
Infl2	PHY 100		DETACHED	2,300	2,000		
			OTHER	0	0		
					TOTAL	612,500	564,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	1994	1,500	1.10	1,700
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	740,599		
NET AREA	2,497	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	804		55.48	44,605	CONDITION ELEM	CD		
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,112	1920	242.38	269,522	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	152		56.65	8,611	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,385	1920	266.52	369,137	KITCHEN			
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	866		42.24	36,579	BATHS			
				INT FINISH	99	N/A	1.00	F	EPA	N	ENCLOSED PORCH	56		99.22	5,556	HEAT			
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1952 / 70
STORIES	2	1.00																COND	64 64 %
ROOMS	6	1.00																FUNC	0
BEDROOMS	3	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	64 % GD 36
# 1/2 BATHS	0	1.00																RCNLD	\$266,600
TOT FIXTURES	6	\$6,589																	
# UNITS	1	1.00																	