

Key: 1563

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.509

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
SOMMER THOMAS J & SHELLEY S 200 MANN LOT ROAD SCITUATE, MA 02066				25-5-6-A				200 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SOMMER THOMAS J & SHELLEY				11/01/1990	QS	173,000	10018-33				
ROSE ANDREW V JR & NANCY				01/01/1977	XX		4148-113				
MILTON SAVINGS BANK				01/01/1976	XX		4087-748				

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	%
19-290	06/28/2019	7	OTHERS		04/28/2020	JD	100	100
16-791	12/27/2016	3	ALTERATIONS	25,000	06/30/2017	SJ	100	100
11-310	06/02/2011	3	ALTERATIONS	19,400	07/09/2012	SJ	100	100
95-406	07/01/1995	3	ALTERATIONS				100	100

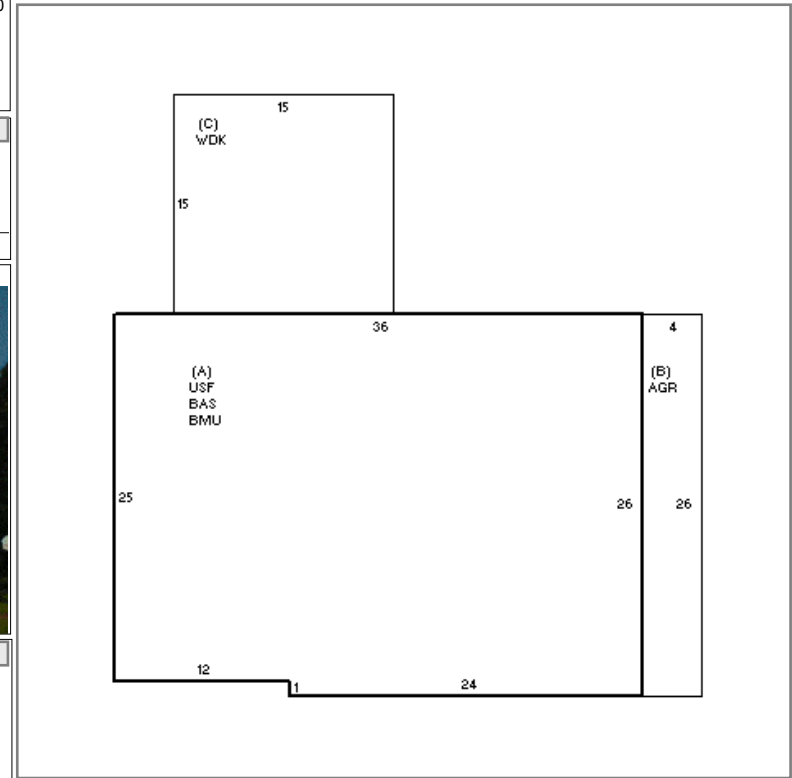
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.142	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	2,390

TOTAL	1.060 Acres	ZONING	FRNT	194	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	345,800	314,500
Infl1	FACTOR 100				BUILDING	349,900	324,200
Infl2	PHY 100				DETACHED	0	0
					OTHER	0	0
				TOTAL		695,700	638,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/17/2003

BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/9/2012	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,848	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	924		48.25	44,580
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	924	1974	208.57	192,715
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	924	1974	189.67	175,253
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	104		66.15	6,880
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	225		38.40	8,640
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	442,878
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$349,900