

Key: 1568

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.512

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CURRENT OWNER		PARCEL ID		LOCATION	
LUMINOUS HORIZON LLC S/O JOHN HOUSING CONSTRUCTION 56 WOODVIEW DR TAUNTON, MA 02780		25-5-7-0		188 MANN LOT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
JOHN HOUSING CONSTRUCTION		02/16/2023	O	450,000	57676-152
LUMINOUS HORIZON LLC		08/29/2022	U	270,000	57175-50
HARRINGTON ELEANOR A		08/29/2022	F	1	57175-47

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 %
23-169	02/28/2023	3	ALTERATIONS	56,000	05/17/2023	NC	40 40
14-0142	04/02/2014	3	ALTERATIONS	8,890	06/25/2014	MR	100 100
98-233	06/03/1998	3	ALTERATIONS				100 100
96-577	11/25/1996	3	ALTERATIONS				100 100
90-505	08/01/1990	3	ALTERATIONS				100 100

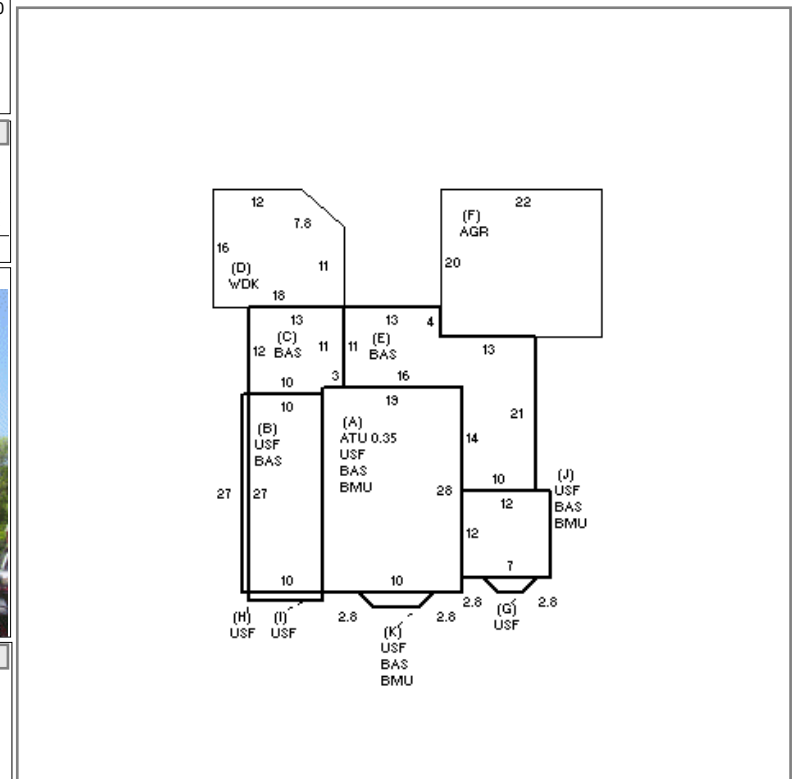
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	1.032	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	17,370

TOTAL	1.950 Acres	ZONING	FRNT	155	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E  C/W 8.	LAND	360,800	328,900		
Inf1	FACTOR 100		BUILDING	448,800	269,800		
Inf2	PHY 100		DETACHED	1,000	4,200		
			OTHER	0	0		
				<b>TOTAL</b>	<b>810,600</b>	<b>602,900</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	60 0.40 8X12		96	14.95	600
SHF	A	1.00	70 0.30 8X12		96	14.95	400



BUILDING	CD	ADJ	DESC	MEASURE	5/17/2023	NC
MODEL	1		RESIDENTIAL	LIST	5/17/2023	NC
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/27/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	735,712		
NET AREA	2,498	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	692		58.44	40,443	CONDITION ELEM	CD		
\$NLA(RCN)	\$295	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	ATU	N	ATTIC UNF	186		40.70	7,570	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,489	1920	263.96	393,040	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	273		42.24	11,531	KITCHEN	V		
				FLOOR COVER	12	COMB	1.00	F	AGR	N	ATT GARAGE	440		50.16	22,070	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	1,009	1920	240.05	242,206	HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	U			
				FUEL SOURCE	0		1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2008 / 14
STORIES	2	1.00																COND	14 14 %
ROOMS	9	1.00																FUNC	25 UC
BEDROOMS	4	1.00																ECON	0
BATHROOMS	3	1.00																DEPR	39 % GD 61
# 1/2 BATHS	0	1.00																RCNLD	\$448,800
TOT FIXTURES	9	\$9,789																	
# UNITS	1	1.00																	