

Key: 157

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 139

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MANNING SEAN P & LEARY VANESSA J 272 OLD OAKEN BUCKET RD SCITUATE, MA 02066				42-1-3-0				272 OLD OAKEN BUCKET RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MANNING SEAN P & DEBORN ENTERPRISES INC				09/23/2020	O	695,000	53490-60					
				05/15/2020	O	352,500	52756-184					
				01/03/2019	A		50693-141					
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	0.016	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	270

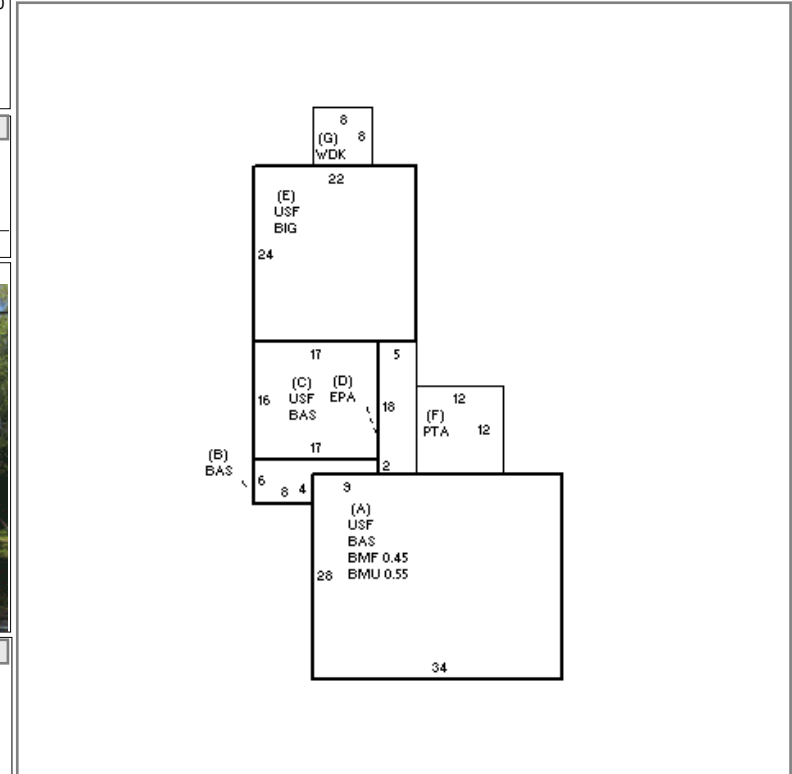
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0862	08/17/2022	3	ALTERATIONS	48,136	05/18/2023	NC	100	100
21-176	02/26/2021	2	ADDITIONS	160,000	08/10/2021	JD	100	50
21-176	02/26/2021	2	ADDITIONS	160,000	04/25/2022	JD	100	100
20-348	06/22/2020	3	ALTERATIONS	36,000	09/17/2020	JD	100	50
20-348	06/22/2020	3	ALTERATIONS	36,000	09/17/2020	JD	100	50

TOTAL	40,689 SF	ZONING	FRNT	293	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	343,700	312,500
Inf1	FACTOR 100		BUILDING	728,900	669,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,072,600	981,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MLS		
BMF=FAM RM		



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/17/2020	JD
MODEL	1		RESIDENTIAL	LIST	9/17/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/28/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,042	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
				ROOF SHAPE	3	GAMBREL	1.00
				ROOF COVER	1	ASPH SHINGLES	1.00
				FLOOR COVER	24	COMB	1.00
				INT FINISH	1	PLASTER	1.00
				HEATING/COOLING	2	HOT WATER	1.02
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	728,912
A	BMU	N	BSMT UNFINISHED	524		52.61	27,567		
A	BMF	N	BSMT FINISH-SEP	428		73.85	31,609		
A	USF	L	UPPER STORY FIN	952	1965	192.72	183,468		
+	BAS	L	BASE AREA	1,290	1965	211.92	273,376		
+	USF	L	UPPER STORY FIN	800	2021	192.72	154,175		
D	EPA	N	ENCLOSED PORCH	90		99.22	8,930		
E	BIG	N	BUILT-IN GARAGE	528		48.84	25,786		
F	PTA	N	PATIO	144		16.39	2,361		
G	WDK	N	WOOD DECK	64		42.25	2,704		
F21	O		FPL 2S 1OP	1		9,062.90	9,063		

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$728,900
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