

Key: 1573

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.516

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SMALL RICHARD P & NANCY 180 MANN LOT ROAD SCITUATE, MA 02066				25-5-9-0				180 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SMALL RICHARD P & NANCY				09/26/1980	QS		4882-164				
DUFFY STEPHEN M AND PAMEL				01/01/1979	XX		4592-296				
WILSON C KENNETH AND JANE				01/01/1978	XX		4249-238				

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	%
22-0382	04/13/2022	3	ALTERATIONS	12,030	08/25/2022	JD	100	100
15-10	01/06/2015	3	ALTERATIONS	26,827	07/14/2015	SJ	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	1.182	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	19,890

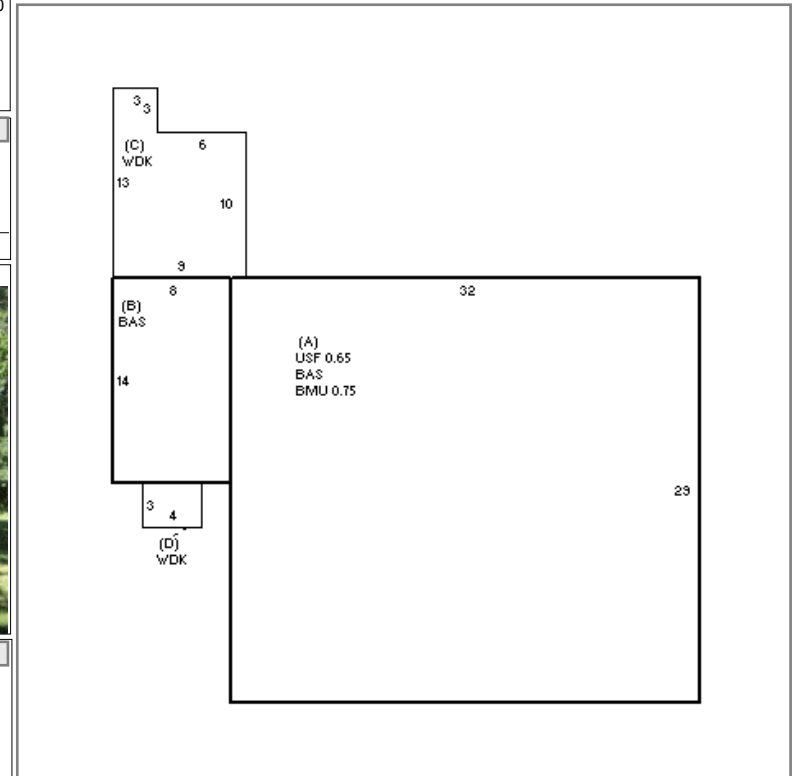
TOTAL	2.100 Acres	ZONING	W. SCITUATE	FRNT	213	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	363,300	331,300		
Infl1	FACTOR 100		BUILDING	308,300	274,400			
Infl2	PHY 100		DETACHED	6,100	5,800			
			OTHER	0	0			
				TOTAL	677,700	611,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40 20 X 14	1930	280	54.75	6,100



BUILDING	CD	ADJ	DESC	MEASURE	8/25/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/25/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,643	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	696		53.05	36,920
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	603	1930	213.80	128,920
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,040	1930	235.10	244,502
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	111		38.40	4,262
				FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 10P	1		8,239.00	8,239
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								



CAPACITY			UNITS	ADJ
STORIES	1.65		1.00	
ROOMS	8		1.00	
BEDROOMS	3		1.00	
BATHROOMS	2		1.00	
# 1/2 BATHS	0		1.00	
TOT FIXTURES	6	\$5,386		
# UNITS	1	1.00		

TOTAL RCN	428,229	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1977 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD	\$308,300	