

Key: 1582

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.525

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SARGENT DIANE E 25 STONEHAVEN DR UNIT #415 S. WEYMOUTH, MA 02190				25-5-13-0				164 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SARGENT DIANE E				06/22/2016	F	1 47085-248					
SARGENT DIANE E TR				09/19/2014	F	1 44755-342					
SARGENT DIANE E				10/05/1990	QS	9980-1					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

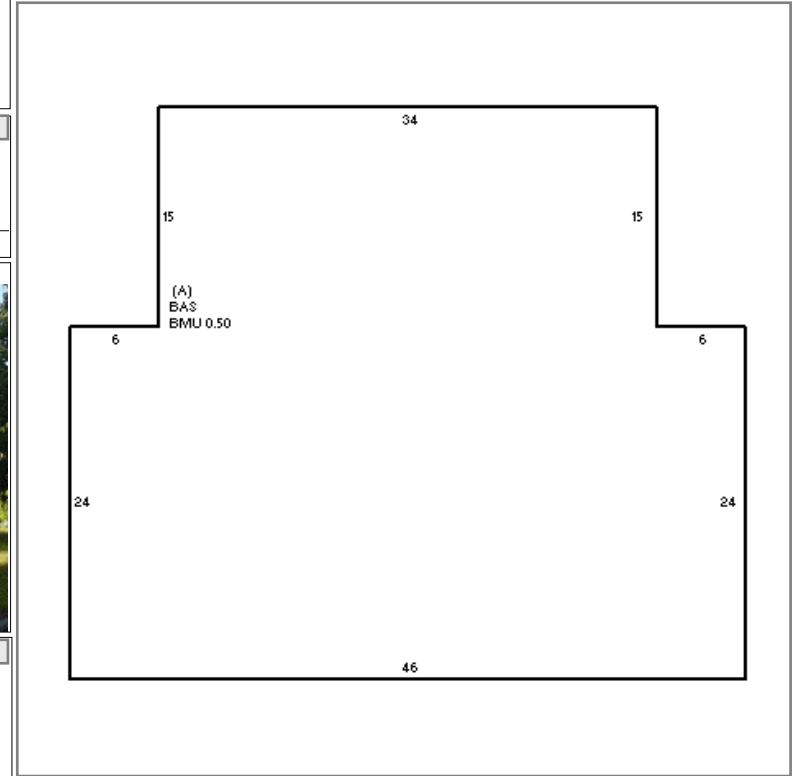
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	WS 1.00	100	1.00	100	1.00	374,000	3.58	100	1.00	R03 0.85	307,010

TOTAL	10,019 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	307,000	279,100
Infl1	FACTOR 100		BUILDING	261,900	236,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>568,900</b>	<b>515,500</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/20/2001	DR
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	3/21/2011	KT
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	379,581					
NET AREA	1,614	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	807		55.43	44,735	CONDITION ELEM	CD					
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,614	1950	204.57	330,179							
CAPACITY				UNITS	ADJ	ROOF SHAPE	2											EXTERIOR				
				1	1.00	ROOF COVER	1											INTERIOR				
				8	1.00	FLOOR COVER	99											KITCHEN				
				4	1.00	INT FINISH	99											BATHS				
				2	1.00	HEATING/COOLING	2											HEAT				
				0	1.00	FUEL SOURCE	99											ELECT				
				6	\$4,667													EFF.YR/AGE		1972 / 50		
				2	1.02													COND	31	31 %		
																				FUNC	0	
																				ECON	0	
																				DEPR	31	% GD 69
																				RCNLD	\$261,900	