

Key: 1585

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.528

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHEDD CHRISTOPHER R TR 154 MANN LOT RD SCITUATE, MA 02066				25-5-17-A				154 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEDD CHRISTOPHER R TR				06/25/2020	F	100	52964-345				
SHEDD CHRISTOPHER R				03/14/2013	H	307,300	42795-305				
SANTIA JOSEPH M & ANN M				08/21/2006	F	-100	33225-269				

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 %
95-706	12/01/1995	2	ADDITIONS				100 100
91-44	02/01/1991	3	ALTERATIONS				100 100
88-116	04/01/1988	2	ADDITIONS				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	0.552	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	9,290

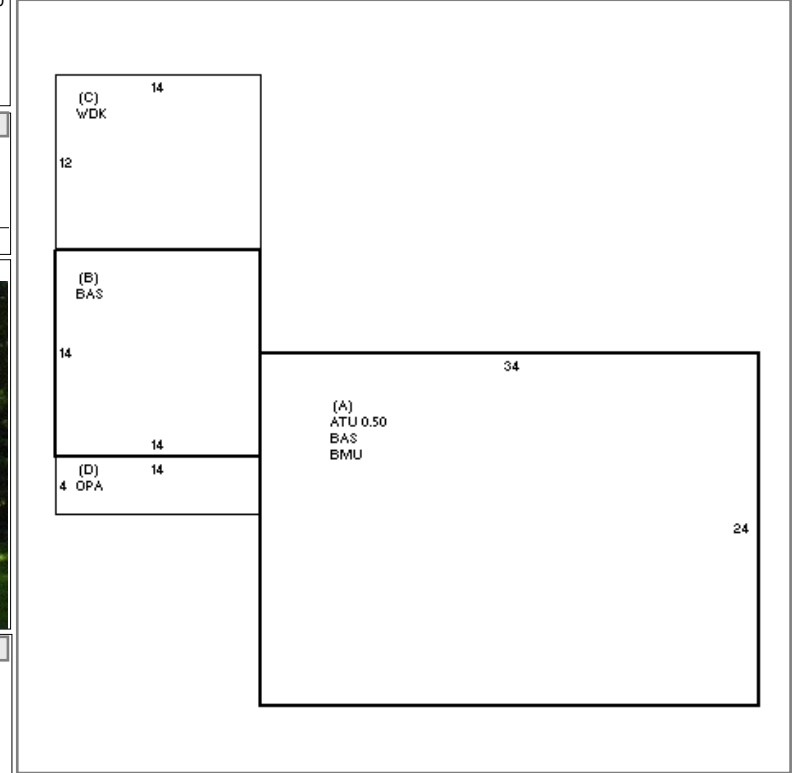
TOTAL	1.470 Acres	ZONING	FRNT	152	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	352,700	321,100
Infl1	FACTOR 100		BUILDING	260,200	231,400		
Infl2	PHY 100		DETACHED	13,000	12,300		
			OTHER	0	0		
					TOTAL	625,900	564,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 GARAGE	1996	336	52.38	12,300
S/V	A	1.00	SV 1.00 SHED		600	1.10	700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/14/2011	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	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,012	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$347	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.5	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5		1.00	FLOOR COVER	99	N/A	1.00
BEDROOMS	2		1.00	INT FINISH	99	N/A	1.00
BATHROOMS	1		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	3	\$2,746					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		50.18	40,949
A	ATU	N	ATTIC UNF	408		37.00	15,096
+	BAS	L	BASE AREA	1,012	1965	272.02	275,287
C	WDK	N	WOOD DECK	168		38.40	6,451
D	OPA	N	OPEN PORCH	56		51.50	2,884
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	351,652	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE		1985 / 37	
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD	\$260,200		