

Key: 1591

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.533

LEGAL

LAND

DETACHED

BUILDING


INDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| LAKKARAJU RENUKA & VISSAPRAGADA SATYANARAYANA G<br>93 MANN LOT RD<br>SCITUATE, MA 02066 |  |  |  | 25-2-5-A   |    |            |              | 93 MANN LOT RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| LAKKARAJU RENUKA & HOORT NANCY E  |  |  |  | 03/30/2016 | H  | 638,730    | (123215)     |                |  |  |  |
| HOORT STEVEN T & NANCY E  |  |  |  | 10/12/2010 | H  | 1          | (115263)     |                |  |  |  |
|   |  |  |  | 01/31/2001 | QS | 578,500    | (98767)      |                |  |  |  |

| 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 %   |
| 22-1115 | 10/24/2022 | 3             | ALTERATIONS | 8,300  | 05/25/2023 | NC     | 100 100 |
| 01-531  | 09/21/2001 | 3             | ALTERATIONS |        |            |        | 100 100 |
| 99-27   | 01/26/1999 | 1             | NEW CONST   |        |            |        | 100 100 |
|         |            | 6             | CYCL GROWTH |        |            |        | 100 100 |
|         |            | 6             | CYCL GROWTH |        |            |        | 100 100 |

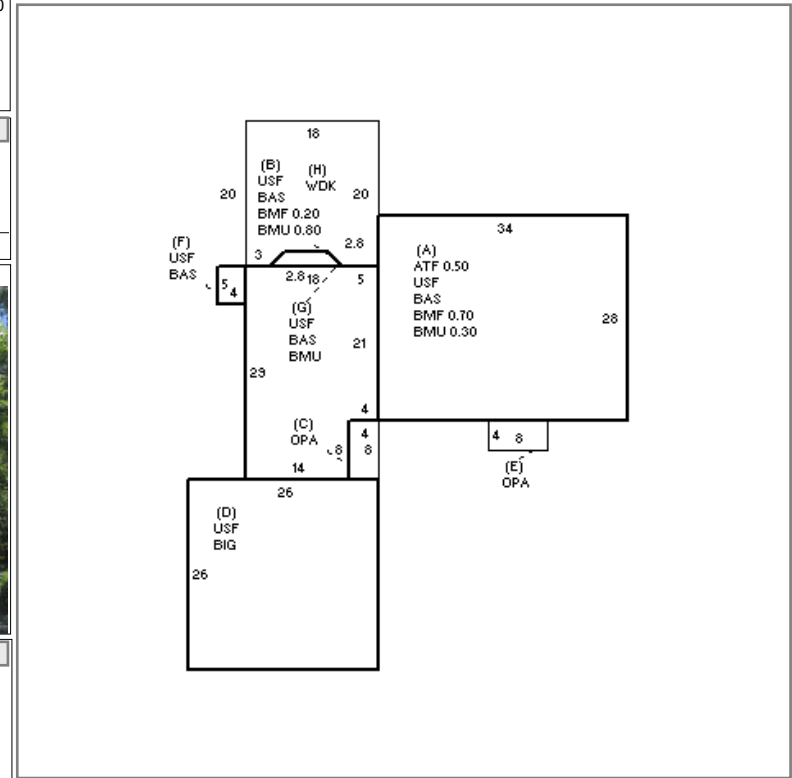
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000   | NS 1.00 | 100  | 1.00 | 374,000  | 1.00 | 100  | 1.00 | R03 | 0.85       | 343,430   |
| 300 | A | 1.102    | NS 1.00 | 100  | 1.00 | 16,830   | 1.00 | 100  | 1.00 | R03 | 0.85       | 18,550    |

| TOTAL | 2.020 Acres  | ZONING | NO. SCITUATE | FRNT     | 312 | ASSESSED | 362,000   | CURRENT | 799,600   | PREVIOUS | 349,400 |
|-------|--------------|--------|--------------|----------|-----|----------|-----------|---------|-----------|----------|---------|
| Ngh   | NO. SCITUATE | NOTE   |              | LAND     |     |          | 362,000   |         | 799,600   |          | 349,400 |
| Inf1  | FACTOR 100   |        |              | BUILDING |     |          |           | 0       | 0         |          | 0       |
| Inf2  | PHY 100      |        |              | DETACHED |     |          |           | 0       | 0         |          | 0       |
|       |              |        |              | OTHER    |     |          |           | 0       | 0         |          | 0       |
|       |              |        |              | TOTAL    |     |          | 1,161,600 |         | 1,101,200 |          |         |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  | 05/25/2023 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
|    |      |      |          |    |       |           |       |  |            |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/17/2010 | PL |  |
|----------|----|------|-------------------|---------|-----------|----|--|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |           |    |  |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 6/30/2023 | MR |  |
| QUALITY  | G  | 1.20 | GOOD [100%]       |         |           |    |  |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |  |

| YEAR BLT   | 1999  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 1,025,140 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|
| NET AREA   | 4,108 | DETAIL ADJ | 1.040 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 694   |      | 51.48     | 35,728  | CONDITION ELEM | CD        |
| \$NLA(RCN) | \$250 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | + | BMF | N | BSMT FINISH-SEP | 764   |      | 72.27     | 55,212  | EXTERIOR       |           |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | USF | L | UPPER STORY FIN | 2,154 | 1999 | 207.18    | 446,273 | INTERIOR       |           |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | A | ATF | L | ATTIC FINISH    | 476   | 1999 | 147.20    | 70,068  | KITCHEN        |           |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | + | OPA | N | OPEN PORCH      | 64    |      | 61.80     | 3,955   | BATHS          |           |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | D | BIG | N | BUILT-IN GARAGE | 676   |      | 51.46     | 34,787  | HEAT           |           |
|            |       |            |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 | + | BAS | L | BASE AREA       | 1,478 | 1999 | 227.83    | 336,727 | ELECT          |           |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 | H | WDK | N | WOOD DECK       | 344   |      | 46.08     | 15,852  |                |           |
|            |       |            |       |                 |    |                |      |   | F21 | O | FPL 2S 1OP      | 1     |      | 9,886.80  | 9,887   |                |           |
|            |       |            |       |                 |    |                |      |   | GFP | O | GAS FIREPLACE   | 1     |      | 6,667.20  | 6,667   |                |           |



| MEASURE | 8/17/2010 | PL |  | BLDG COMMENTS | FY12 FR- VG TO PLUS<br>OTHER FIX=SHOWER |
|---------|-----------|----|--|---------------|---|
|---------|-----------|----|--|---------------|---|

| EFF.YR/AGE | 1999 / 23 | COND  | 20 20 % | FUNC | 0 | ECON | 0 | DEPR | 22 % GD 78 |
|------------|-----------|-------|---------|------|---|------|---|------|------------|
|            |           | RCNLD |         |      |   |      |   |      | \$799,600  |