

Key: 1592

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.534

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KORNHABER DAVID, SINGER JULIANNE & KORNHABER ARTHUR 99 MANN LOT RD SCITUATE, MA 02066				25-2-7-0				99 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KORNHABER DAVID, SINGER				07/23/2021	QS	675,000	55354-228				
HEINE LESLIE A				08/22/2011	F	-100	40242-68				
HEINE KARL O & LESLIE D				12/16/1993	I	112,000	12499-270				

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	%
		7	OTHERS		08/26/2021	JD	100	100

LAND

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	0.432	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	7,270

TOTAL	1.350 Acres	ZONING	FRNT	349	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	350,700	338,000		
Inf1	FACTOR 100		BUILDING	302,800	280,900		
Inf2	PHY 100		DETACHED	13,800	13,200		
			OTHER	0	0		
			TOTAL	667,300	632,100		

DETACHED

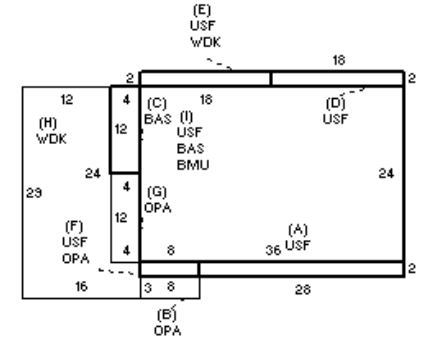
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00 30	1S/L 1.5S 30	1986	600	32.88	13,800



BLDG COMMENTS
MLS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/9/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/9/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/26/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	1,920	DETAIL ADJ	1.020
\$NLA(RCN)	\$232	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,080	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	+	USF	L	UPPER STORY FIN	1,008	1949	188.30	189,806
EXT COVER	2	CLAPBOARD	1.00	+	OPA	N	OPEN PORCH	88		51.50	4,532
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	912	1949	207.06	188,839
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	404		38.40	15,514
FLOOR COVER	24	COMB	1.00	I	BMU	N	BSMT UNFINISHED	864		49.26	42,558
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	445,329
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$302,800