

Key: 1593

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.535

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CERILLI JOSEPH L & GERALDINE 117 MANN LOT ROAD NORTH SCITUATE, MA 02066				25-2-8-0				117 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CERILLI JOSEPH L & GERALD				01/01/1973	QS			3828-362			
CERILLI JOE AND MARIA A				01/01/1954	XX			2312-236			

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 %

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	1.602	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	26,960

TOTAL	2.520 Acres	ZONING	FRNT	173	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE REMOVED INFL3 (FY12)			LAND	370,400	358,000
Infl1	FACTOR 100		BUILDING	166,300	154,700		
Infl2	PHY 100		DETACHED	7,300	6,900		
			OTHER	0	0		
					TOTAL	544,000	519,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	60 0.40 GARAGE		425	38.65	6,600
S/V	A	1.00	SV 1.00 SHED		600	1.10	700



BUILDING	CD	ADJ	DESC	MEASURE	8/17/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1926	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	378,052																		
NET AREA	1,656	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,160		45.30	52,548																				
\$NLA(RCN)	\$228	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	36		90.19	3,247																				
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	140		51.50	7,210																				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,656	1926	181.48	300,538																				
				FLOOR COVER	99	N/A	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347																				
				INT FINISH	99	N/A	1.00																												
				HEATING/COOLING	2	HOT WATER	1.02																												
				FUEL SOURCE	99	N/A	1.00																												
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