

Key: 1594

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.536

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SCITUATE COMMUNITY CHRISTMAS INC 125 MANN LOT RD SCITUATE, MA 02066				25-2-9-0				125 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCITUATE COMMUNITY				08/29/2017	U	380,000	48854-172				
VICKERS ANDREW J &				07/01/2011	H	230,000	40088-75				
COOK JACQUELINE D TRS				02/12/2009	H	1	36798-129				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
9570	100	CHAR SERVICES			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
21-585	06/07/2021	3	ALTERATIONS	30,000	06/09/2022	JD	100 100
		7	OTHERS		05/30/2018	JD	100 100
13-322	05/28/2013	3	ALTERATIONS	200,000	06/25/2013	SJ	100 100
11-653	10/18/2011	3	ALTERATIONS	3,000	10/18/2011	SJ	100 100
11-653	10/18/2011	3	ALTERATIONS	3,000	07/09/2012	SJ	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	R02	0.85	
300	A	0.000	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	343,430

DETACHED

TOTAL	40,005 SF	ZONING	FRNT	170	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E	parcel no longer in chapter 61A Exempt beginning fy 2019		LAND	343,400	330,600
Inf1	FACTOR 100		BUILDING	298,800	265,700		
Inf2	PHY 100		DETACHED	900	900		
			OTHER	0	0		
TOTAL			643,100	597,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	8X10		80	15.97	900

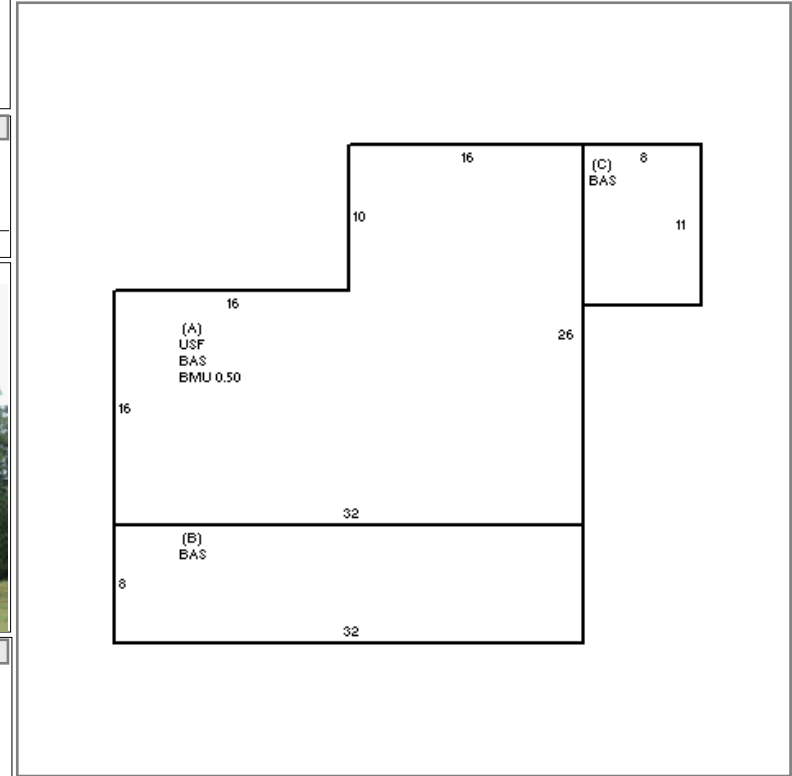
PHOTO 06/09/2022



BLDG COMMENTS
FY12 FR- COLONIAL TO CONV

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/2/2018	TCK
MODEL	1		RESIDENTIAL	LIST	10/2/2018	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/9/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1922	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	439,364	
NET AREA	1,688	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	336		63.15	21,218	CONDITION ELEM	CD	
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	672	1922	232.06	155,944	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,016	1922	255.18	259,264	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	A	
				FLOOR COVER	24	COMB	1.00									BATHS	A	
				INT FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											

EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$298,800