

Key: 1603

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.545

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MANNION COLM A, ALEXANDRA L & GIBSON DEWI D				25-6-6-0				114 ARBORWAY DR			
114 ARBORWAY DR SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MANNION COLM A, ALEXANDRA				09/04/2019	QS	585,000	51595-287
				HALBIG JEFFREY S &				06/20/2014	QS	485,000	44442-220
				TOBIN NANCY D				06/04/2007	H	1	34626-102

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 %
98-445	09/02/1998	3	ALTERATIONS				100 100

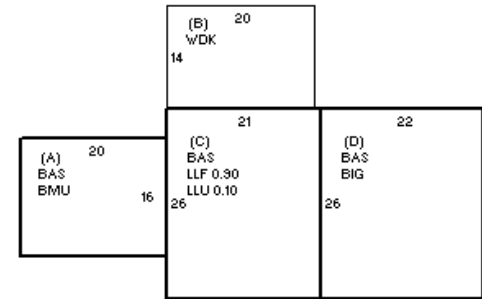
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.075	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	1,340

TOTAL	43,255 SF	ZONING	FRNT	175	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	365,000	350,300
Inf1	FACTOR 100		BUILDING	373,900	332,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	738,900	683,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/14/2011	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/8/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

INDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	491,979
NET AREA	1,929	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	320		69.47	22,229		
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,438	1960	230.79	331,870		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	280		42.24	11,827		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	LLU	N	LOWER LEVEL UNF	55		67.00	3,685		
				FLOOR COVER	24	COMB	1.00	C	LLF	L	LOWER LEVEL FIN	491	1960	159.18	78,159		
				INT FINISH	1	PLASTER	1.00	D	BIG	N	BUILT-IN GARAGE	572		48.89	27,963		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F11	O		FPL 1S 1OP	1		8,009.10	8,009		
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	G
																BATHS	G
																HEAT	U
																ELECT	A
																EFF.YR/AGE	1991 / 31
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$373,900