

Key: 1613

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.554

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OLSON JAMES F & MARGARET A WOLLEN-OLSON 151 MANN LOT RD SCITUATE, MA 02066				25-3-2-0				151 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OLSON JAMES F & ROBBINS JOHN J JR & JOANN				08/05/2016	QS	444,000	47282-307				
FONIRI ALDIERO AND GRACE				01/01/1984	QS	70,000	5660-389				
				01/01/1953	XX		2228-98				

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	%
22-1150	10/28/2022	3	ALTERATIONS	10,700	05/22/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,590	WS 1.00	100	1.00	374,000	1.74	100	1.00	R03	0.85	323,020

TOTAL	21,606 SF		ZONING	FRNT	106		ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	323,000	293,700	
Inf1	FACTOR 100			BUILDING	269,700	200,200			
Inf2	PHY 100			DETACHED	7,600	7,300			
				OTHER	0	0			
						TOTAL	600,300	501,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	60 0.40 GARAGE	1947	444	42.89	7,600



PHOTO 05/22/2023

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/22/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/22/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,886	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	810		50.31	40,751
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	618	1947	207.99	128,538
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,268	1947	228.71	290,007
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	224		38.40	8,602
				FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	481,523	
CONDITION ELEM CD		
EXTERIOR		F
INTERIOR		F
KITCHEN		F
BATHS		F
HEAT		A
ELECT		A
EFF.YR/AGE 1963 / 59		
COND	44	44 %
FUNC	0	
ECON	0	
DEPR	44	% GD 56
RCNLD	\$269,700	

