

Key: 1614

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.555

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
ANTHONY JOHN D 155 MANN LOT ROAD NORTH SCITUATE, MA 02066				25-3-3-0				155 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANTHONY JOHN D				02/11/2002	QS	1	21519-257				
ANTHONY JOHN D & LAURIE L				07/30/1993	XX		12076-81				
ANTHONY JOHN D & LAURIE				03/27/1981	XX		4969-389				

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 %
05-053	02/08/2005	3	ALTERATIONS	46,000	05/23/2005	SJ	100 100
03-167	04/16/2003	2	ADDITIONS	28,000	07/15/2004	SJ	100 100
89-551	09/01/1989	3	ALTERATIONS				100 100
89-472	08/01/1989	3	ALTERATIONS				100 100
		2	ADDITIONS				100 100

LAND

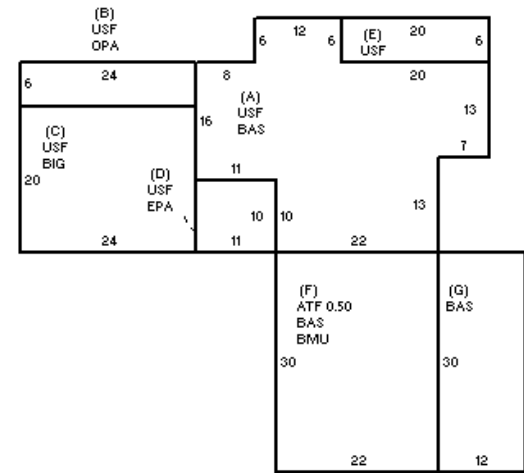
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.512	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	8,620

TOTAL	1.430 Acres	ZONING	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	REMOVED INFL3 (FY12)		LAND	352,100	320,500
Infl1	FACTOR 100		BUILDING	540,000	496,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	892,100	817,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/17/2003



BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2011	SJ
MODEL	1		RESIDENTIAL	LIST	4/14/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	931,074	
NET AREA	4,026	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,931	1920	223.70	431,970	CONDITION ELEM	CD	
\$NLA(RCN)	\$231	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	144		51.50	7,416	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	C	BIG	N	BUILT-IN GARAGE	480		54.52	26,169	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	110		90.20	9,922	KITCHEN		
				FLOOR COVER	99	N/A	1.00	+	USF	L	UPPER STORY FIN	1,765	1920	203.43	359,060	BATHS		
				INT FINISH	99	N/A	1.00	F	BMU	N	BSMT UNFINISHED	660		54.10	35,705	HEAT		
				HEATING/COOLING	2	HOT WATER	1.02	F	ATF	L	ATTIC FINISH	330	1920	144.54	47,697	ELECT		
				FUEL SOURCE	99	N/A	1.00	F21	O		FPL 2S 1OP	1		8,239.00	8,239			
																	EFF.YR/AGE	1965 / 57
																	COND	42 42 %
																	FUNC	0
																	ECON	0
																	DEPR	42 % GD 58
																	RCNLD	\$540,000