

Key: 1615

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.556

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HENDRICKSON ERIC C 163 MANN LOT RD SCITUATE, MA 02066				25-3-4-0				163 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HENDRICKSON ERIC C				04/26/2021	A		54855-17				
HENDRICKSON ERIC C & KATH				10/04/1993	QS	161,500	12262-205				
CERRA JOSEPH SR & HELEN				01/01/1975	XX		3979-457				

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 %
95-412	07/01/1995	3	ALTERATIONS				100 100

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	1,142	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	19,220

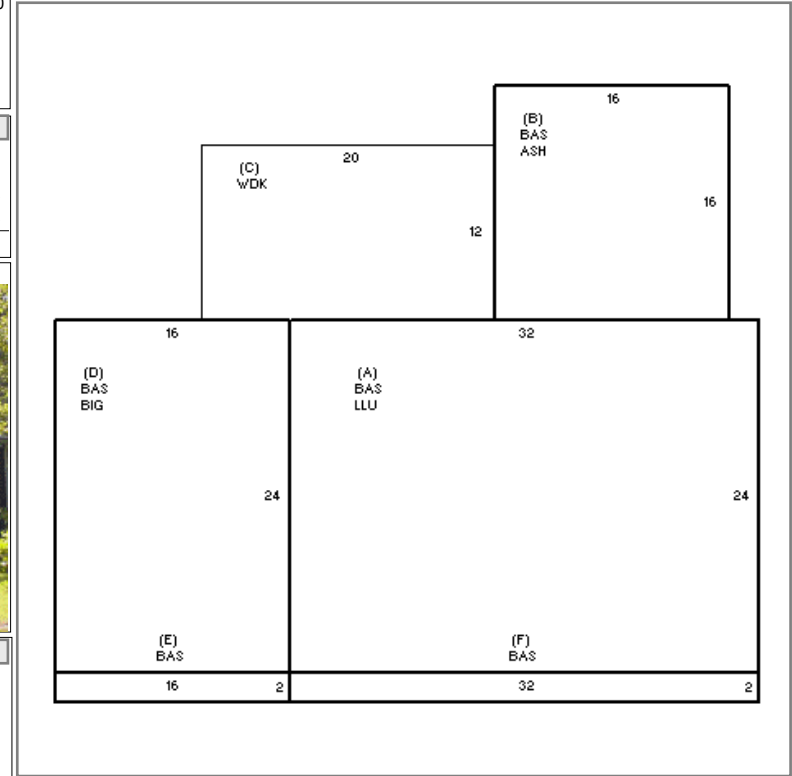
TOTAL	2.060 Acres	ZONING	FRNT	177	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE REMOVED INFL3 (FY12)			LAND	362,700	330,700
Infl1	FACTOR 100		BUILDING	295,600	266,500		
Infl2	PHY 100		DETACHED	300	300		
			OTHER	0	0		
					TOTAL	658,600	597,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		300	1.10	300



BLDG COMMENTS
accessory unit

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2011	SJ
MODEL	1		RESIDENTIAL	LIST	4/14/2011	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,504	DETAIL ADJ	1.020
\$NLA(RCN)	\$262	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,080	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	768		58.37	44,825
B	ASH	N	ATT SHED	256		18.45	4,722
C	WDK	N	WOOD DECK	240		38.40	9,216
D	BIG	N	BUILT-IN GARAGE	384		48.40	18,586
+	BAS	L	BASE AREA	1,504	1973	201.04	302,364
F12	O		FPL 1S 2OP	1		10,347.00	10,347
KIT	O		XTRA KITCHEN			0.00	

TOTAL RCN	394,140
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$295,600