

Key: 1617

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.558

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
TIEWS ROBERT J & HEATHER L 173 MANN LOT RD SCITUATE, MA 02066		25-3-6-B		173 MANN LOT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TIEWS ROBERT J & HEATHER		01/19/2017	QS	542,500	48021-139
DIAS CRAIG J & ESTELLA C		04/03/2008	S	450,000	35811-90
WASHINGTON MUTUAL BANK		03/06/2008	L	487,745	35693-190

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
03-195	04/28/2003	2	ADDITIONS			100
02-134.1	09/09/2002	7	OTHERS			100
		1	NEW CONST			100

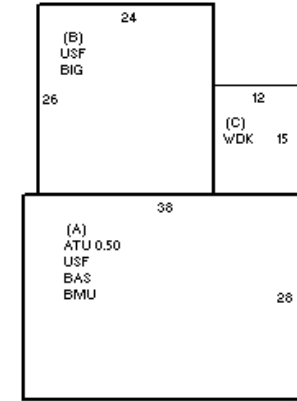
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	0.332	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	5,590

TOTAL	1.250 Acres	ZONING	FRNT	83	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	349,000	317,600
Inf1	FACTOR 100		BUILDING	490,800	461,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	839,800	778,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/7/2011	PL
MODEL	1		RESIDENTIAL	LIST	3/7/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

G

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	605.932	
NET AREA	2,752	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,064		46.35	49,319	CONDITION ELEM	CD	
\$NLA(RCN)	\$220	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,064	2003	191.41	203,656	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,688	2003	174.06	293,819	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	532		37.00	19,684	KITCHEN	A	
				FLOOR COVER	99	N/A	1.00	B	BIG	N	BUILT-IN GARAGE	624		41.89	26,142	BATHS	A	
				INT FINISH	99	N/A	1.00	C	WDK	N	WOOD DECK	180		38.40	6,912	HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2.5	1.00															
ROOMS		8	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		8	\$6,400															
# UNITS		1	1.00															
																EFF.YR/AGE	2003 / 19	
																COND	18 18 %	
																FUNC	0	
																ECON	0	
																DEPR	19 % GD 81	
																RCNLD	\$490,800	