

Key: 1618

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.559

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SUNNERBERG PATRICIA M & STEPHEN				25-3-6-0				175 MANN LOT RD				
175 MANN LOT ROAD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SUNNERBERG PATRICIA M & STEEVES G SCOTT & BUONOPA				01/01/1978	QS	46,360	3592-73	
				STEEVES G SCOTT & BUONOPA				01/01/1976	XX		(C00054656)	
				STEEVES G SCOTT & BUONOPA				01/01/1974	XX		3949-720	

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	%
94-210	08/11/1994	3	ALTERATIONS				100	100

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
200	A	0.918	WS 1.00	100	1.00	147,730	1.00	100	1.00	R03	0.85	135,620
300	A	2.084	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	35,070

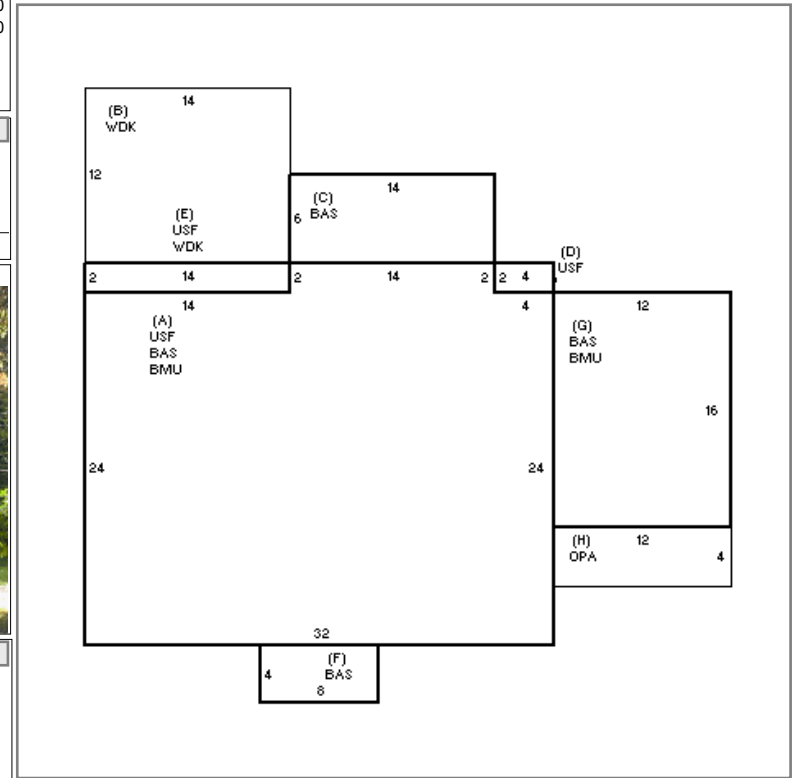
TOTAL	3.920 Acres	ZONING	FRNT	213	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE FY12 - ADDED FRONTAGE LOT	LAND	514,100	469,200		
Inf1	FACTOR 100		BUILDING	337,700	317,700		
Inf2	PHY 100		DETACHED	21,200	20,200		
			OTHER	0	0		
			TOTAL	873,000	807,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	L	0.80	20 0.80	1SFR	1983	1,525	17.02
S/V	A	1.00	SV 1.00	SHED		400	1.10
							20,800
							400



BUILDING	CD	ADJ	DESC	MEASURE	8/17/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/17/2010	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%]			

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	450,328
NET AREA	1,936	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	988		47.32	46,753		
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	196		38.40	7,526		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,104	1977	208.87	230,596		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	USF	L	UPPER STORY FIN	832	1977	189.95	158,037		
				FLOOR COVER	99	N/A	1.00	H	OPA	N	OPEN PORCH	48		51.50	2,472		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	2	1.00	EXTERIOR	
ROOMS	6	1.00	INTERIOR	
BEDROOMS	3	1.00	KITCHEN	
BATHROOMS	2	1.00	BATHS	
# 1/2 BATHS	0	1.00	HEAT	
TOT FIXTURES	6	\$4,944	ELECT	
# UNITS	1	1.00		

EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$337,700