

Key: 1619

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.560

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ESCOBAR ANN MARIE & ANTONIO 183 MANN LOT RD SCITUATE, MA 02066				25-3-6-A				183 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ESCOBAR ANN MARIE & ANTON				11/15/2017	QS	849,000	49180-101				
LYNCH MONIQUE H				03/08/2002	QS	1	21679-261				
LYNCH, MICHAEL H.				09/14/1990	XX		9945-264				

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	%
94-407	08/01/1994	7	OTHERS		07/11/2018	JD	100	100
94-210	05/31/1994	3	ALTERATIONS				100	100
92-733	09/01/1992	2	ADDITIONS				100	100
		2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100

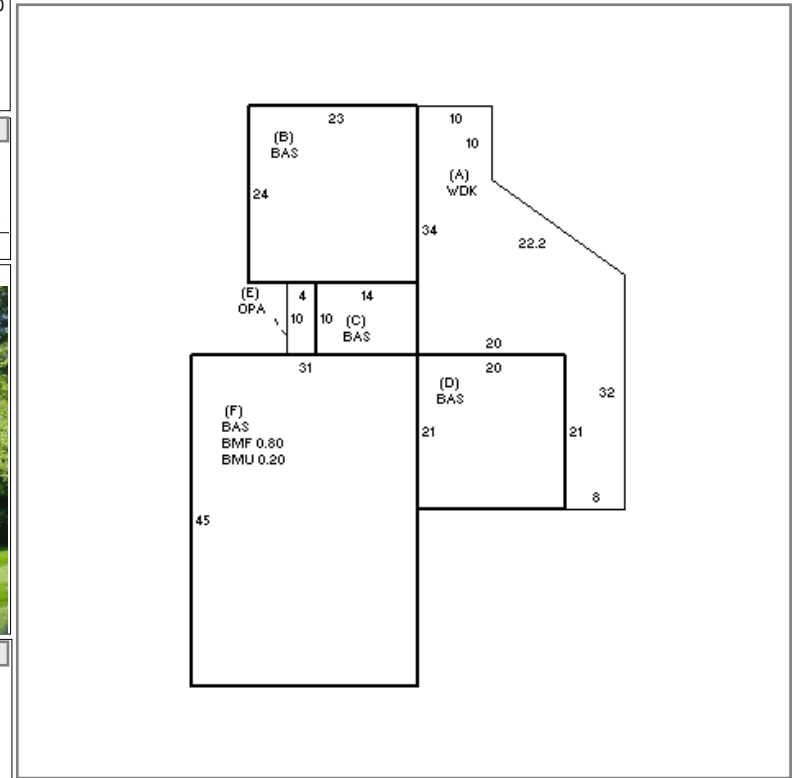
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	1,442	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	24,270

TOTAL	2.360 Acres		ZONING	FRNT	35	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	REMOVED INFL3 (FY12)		LAND	367,700	335,500
Infl1	FACTOR 100			LAND	587,900	523,000		
Infl2	PHY 100			DETACHED	117,400	111,700		
					OTHER	0	0	
					TOTAL	1,073,000	970,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	E	1.80	20 0.80 W/QTRS 1SFIN	1994	864	139.38	96,300
S/V	A	1.00	SV 1.00 SHED	1995	600	1.10	700
IPG	G	1.20	10 0.90 35X14	1995	504	44.91	20,400

PHOTO 09/17/2003

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/11/2018	JD
MODEL	1		RESIDENTIAL	LIST	7/11/2018	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	3/21/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	683.651													
NET AREA	2,507	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	W/DK	N	WOOD DECK	823		46.08	37,924															
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	2,507	1955	205.73	515,759															
				ROOF SHAPE	1	GABLE	1.00	E	OPA	N	OPEN PORCH	40		61.80	2,472															
				ROOF COVER	1	ASPH SHINGLES	1.00	F	BMU	N	BSMT UNFINISHED	279		51.99	14,504															
				FLOOR COVER	99	N/A	1.00	F	BMF	N	BSMT FINISH-SEP	1,116		72.98	81,442															
				INT FINISH	99	N/A	1.00	F11	O	FPL 1S 1OP	1		8,737.20	8,737																
				HEATING/COOLING	11	HW/COOL AIR	1.04	F12	O	FPL 1S 2OP	1		12,416.40	12,416																
				FUEL SOURCE	1	OIL	1.00	WPL	O	WHIRLPOOL-ADD	1		2,758.80	2,759																
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