

Key: 1620

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.561

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CURRENT OWNER				PARCEL ID				LOCATION			
BLEAKNEY THOMAS P & JENNIFER A 189 MANN LOT ROAD SCITUATE, MA 02066				25-3-7-0				189 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLEAKNEY THOMAS P & JENNI ANDERSON VIRGINIA ANNE ANDERSON MILTON C & VIRGI				02/28/2001	QS	265,000	19439-51				
				01/01/1977	QS		4199-370				
				01/01/1964	XX		2997-380				

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	%
23-0674	08/03/2023	2	ADDITIONS	140,000	08/03/2023			0
15-510	08/11/2015	2	ADDITIONS	2,500	06/20/2016	SJ	100	100
		1	NEW CONST		06/15/2006	SJ	100	100
05-150	04/12/2005	2	ADDITIONS	8,000	05/01/2004	SJ	100	100
04-754	11/01/2004	3	ALTERATIONS	1,900	05/22/2005	SJ	100	100

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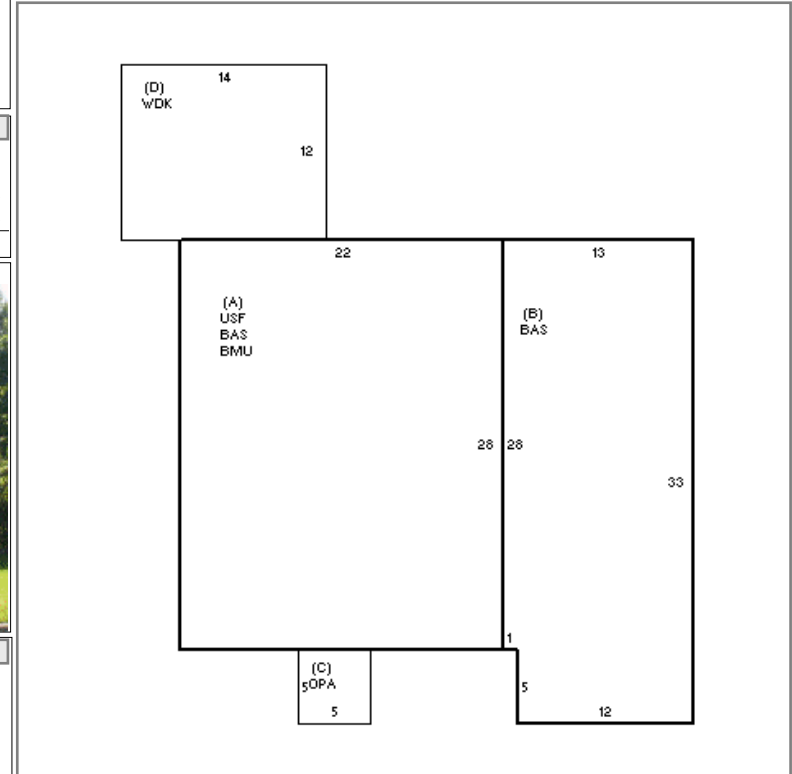
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,493	WS 1.00	100	1.00	100	1.00			R03	0.85	327,620

TOTAL	25,493 SF	ZONING	FRNT	173	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE C/W 7A. . . .	LAND	327,600	297,800		
Inf1	FACTOR 100		BUILDING	210,200	195,100		
Inf2	PHY 100		DETACHED	2,900	2,600		
			OTHER	0	0		
TOTAL				540,700	495,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	2002	1,100	1.10	1,200
S/V	A	1.00	SV 1.00 SHED	2003	1,500	1.10	1,700



BUILDING	CD	ADJ	DESC	MEASURE	3/6/2013	SJ
MODEL	1		RESIDENTIAL	LIST	3/6/2013	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%]			



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YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	456,934		
NET AREA	1,656	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	616		55.53	34,206	CONDITION ELEM	CD		
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	616	1930	228.43	140,713	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,040	1930	251.19	261,237	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	25		51.52	1,288	KITCHEN			
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	168		38.40	6,451	BATHS			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1957 / 65
STORIES	2	1.00																COND	54 54 %
ROOMS	6	1.00																FUNC	0
BEDROOMS	3	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	54 % GD 46
# 1/2 BATHS	1	1.00																RCNLD	\$210,200
TOT FIXTURES	5	\$4,800																	
# UNITS	1	1.00																	