

Key: 1622

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.563

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOLLAND JOSEPH E III 205 MANN LOT RD SCITUATE, MA 02066				25-3-9-0				205 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HOLLAND JOSEPH E III				11/10/2020	F	1 53795-293					
HOLLAND JOSEPH E III TR				08/24/2005	F	1 31200-294					
HOLLAND BEATRICE TRUSTEE				12/10/1997	F	1 15714-30					

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	%

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,070	WS 1.00	100	1.00	374,000	1.78	100	1.00	R03 0.85		322,390

TOTAL	21,070 SF	ZONING	FRNT	416	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	FY/96 CL 22 175.00. FY/95 CL 22 175.00. FY/97 CL 22 175.00. FY/98 CL 22 250.00.		LAND	322,400	293,100
Infl1	FACTOR 100		BUILDING	255,900	240,800		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
					TOTAL	578,500	534,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200

PHOTO 09/17/2003

32

(A)
USF
BAS
BMU

24

5
(B)
EPA 6

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

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	1,536	DETAIL ADJ	1.020
\$NLA(RCN)	\$241	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,448	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	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	BMU	N	BSMT UNFINISHED	768		51.24	39,349
A	BAS	L	BASE AREA	768	1952	216.95	166,618
A	USF	L	UPPER STORY FIN	768	1952	197.29	151,522
B	EPA	N	ENCLOSED PORCH	30		90.20	2,706
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	370,882
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$255,900