Key: 1623

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,564

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PIHL WALTER C & ELLEN A TRS 215 MANN LOT RD SCITUATE, MA 02066	25-3-10-0	215 MANN LOT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PIHL WALTER C & ELLEN A T	09/27/2022	F	10	57271-293
PIHL WALTER C & ELLEN A	01/01/1962	QS		2892-15
WILLIS VENETA P	01/01/1959	XX		2643-456

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

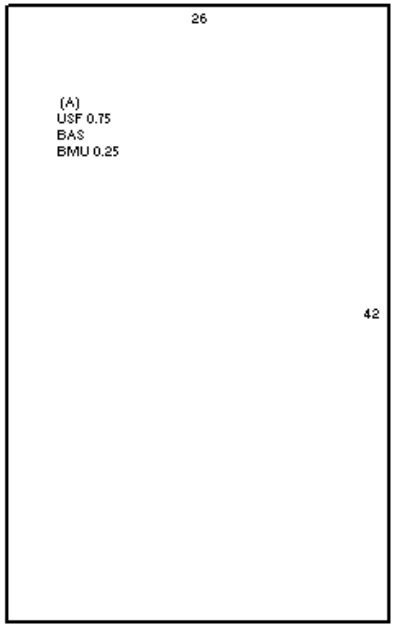
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,920	WS 1.00	100 1.00	100 1.00	374,000	1.07	100 1.00	R03 0.85			340,130

TOTAL	36,939 SF	ZONING		FRNT	227
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,100	309,200
BUILDING	205,900	191,400
DETACHED	1,700	1,500
OTHER	0	0
TOTAL	**547,700**	**502,100**



DETACHED

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

PHOTO 09/17/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/17/2010	PL
LIST		
REVIEW	3/21/2011	KT

BLDG COMMENTS

FY12 STYLE CHANGE FROM CAPE TO CONV PER FIELD REVIEW.

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,911	DETAIL ADJ	1.200
$NLA(RCN)	$245	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,880
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	273		63.15	17,240
A	BAS	L	BASE AREA	1,092	1930	243.85	266,288
A	USF	L	UPPER STORY FIN	819	1930	221.76	181,620

TOTAL RCN	468,028

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$205,900