

Key: 1768

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.696

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MAHONEY BRIAN & CHRISTINE 43 COL MANSFIELD DR SCITUATE, MA 02066				30-5-2-0				43 COL MANSFIELD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAHONEY BRIAN & CHRISTINE				01/31/2020	QS	618,000	52296-153				
NELLIS DOROTHY A				06/19/2014	F	100	44436-332				
NELLIS DAVID A & DOROTHY				09/25/2008	F	1	36386-112				

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	%
		6	CYCL GROWTH				100	100

LAND

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	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.040	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	790

DETACHED

TOTAL	41,747 SF	ZONING	FRNT	191	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,800	368,100
Inf1	FACTOR 100		BUILDING	406,300	381,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	811,100	749,700		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/14/2021	JD
QUALITY	A	1.00	AVERAGE [100%]	OTHER FIX=SINK		
FRAME	1	1.00	WOOD FRAME [100%]	mls		

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	541,674
NET AREA	2,316	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	975		47.49	46,302		
\$NLA(RCN)	\$234	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,053	1972	182.24	191,896		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,263	1972	200.40	253,099		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	AGR	N	ATT GARAGE	624		41.89	26,142		
				FLOOR COVER	24	COMB	1.00	+	OPA	N	OPEN PORCH	168		51.50	8,652		
				INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1			8,239.00	8,239		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										


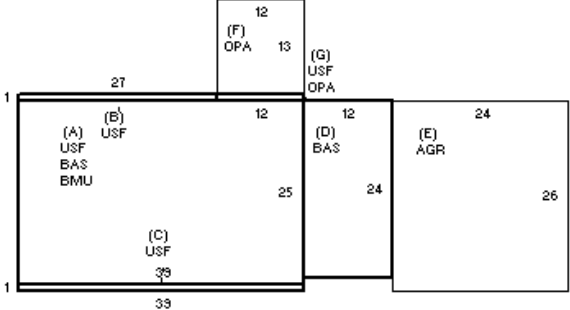


PHOTO 07/19/2021



CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1988 / 34
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$406,300