

Key: 1770

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.698

LEG  
A  
L

L  
A  
N  
D

D  
E  
T  
A  
C  
H  
E  
D

B  
U  
I  
L  
D  
I  
N  
G

CURRENT OWNER				PARCEL ID				LOCATION			
HOFFMAN RICHARD W & HELEN V 55 COL MANSFIELD DR SCITUATE, MA 02066				30-1-10-R				55 COL MANSFIELD DR			
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
HOFFMAN RICHARD W & HELEN				07/11/1980		QS		4850-15			
SIMONELLI ELEUTERIO & LOR				01/01/1973		XX		3809-676			
MANSFIELD KENNETH TRUSTEE				01/01/1971		XX		3612-536			

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	%
SS17-07		5	SPLIT/SUB/LA		04/20/2016	SJ	100	100
SS16-05		5	SPLIT/SUB/LA		04/28/2015	SJ	100	100
04-368	06/16/2004	3	ALTERATIONS	20,000	07/28/2004	SJ	100	100
91-467	09/01/1991	1	NEW CONST				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	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	1,992	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	39,440

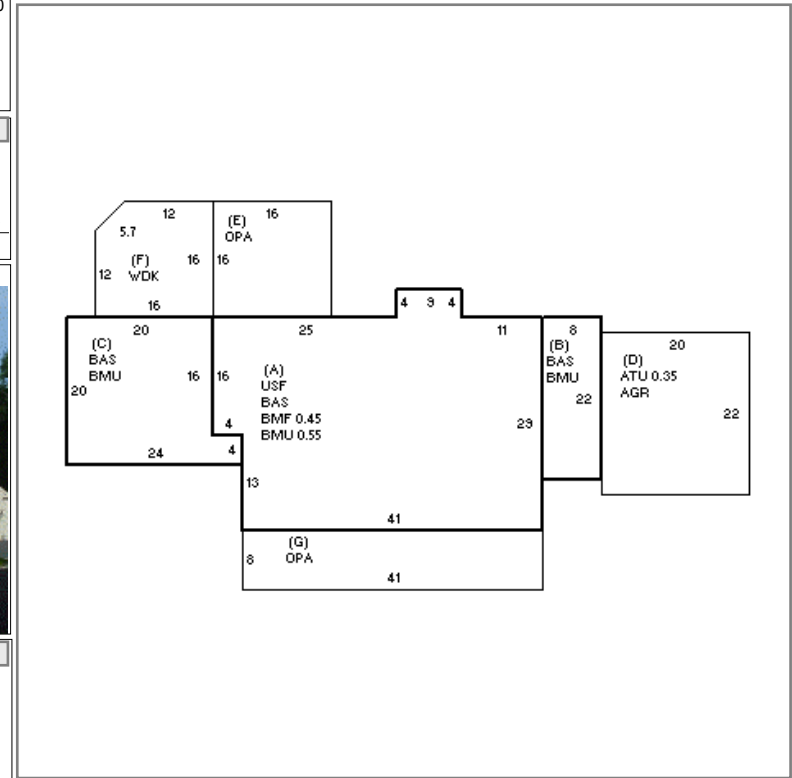
TOTAL	2.910 Acres		ZONING	FRNT	26	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	REMOVED INFL3 (FY12)		LAND	443,500	405,200
Infl1	FACTOR 100			BUILDING	692,700	649,400		
Infl2	PHY 100			DETACHED	30,200	28,800		
				OTHER	0	0		
				<b>TOTAL</b>		<b>1,166,400</b>	<b>1,083,400</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00	10 0.90 1S/L	1992	1,600	21.00	30,200



PHOTO 09/15/2003

BLDG COMMENTS  
FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	4/28/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/28/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,170	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,301		49.00	63,755
\$NLA(RCN)	\$291	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	580		68.79	39,900
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,881	1981	234.40	440,911
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,289	1981	213.16	274,769
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	440		54.72	24,077
				INT FINISH	99	N/A	1.00	D	ATU	N	ATTIC UNF	154		44.40	6,838
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	OPA	N	OPEN PORCH	584		61.80	36,091
				FUEL SOURCE	99	N/A	1.00	F	WDK	N	WOOD DECK	248		46.08	11,428
								F11	O	FPL 1S 1OP	1		8,737.20	8,737	
								HTB	O	HOT TUB	1		4,138.80	4,139	

TOTAL RCN	923,623	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1990 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD	\$692,700	