

Key: 1771

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.699

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
REYNOLDS WILLIAM C & NANCY B 48 COL MANSFIELD DR SCITUATE, MA 02066				30-3-10-F				48 COL MANSFIELD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REYNOLDS WILLIAM C & NANC				12/20/1991	F	223,600	10653-270				
WAITE DAVID C & LAURA F				09/17/1991	XX		10485-170				
WAITE DAVID C AND LAURA F				10/15/1985	XX		6364-342				

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	%
16-206	04/26/2016	3	ALTERATIONS	13,500	06/29/2016	SJ	100	100
05-380	07/08/2005	2	ADDITIONS	130,000	09/07/2006	SJ	100	100

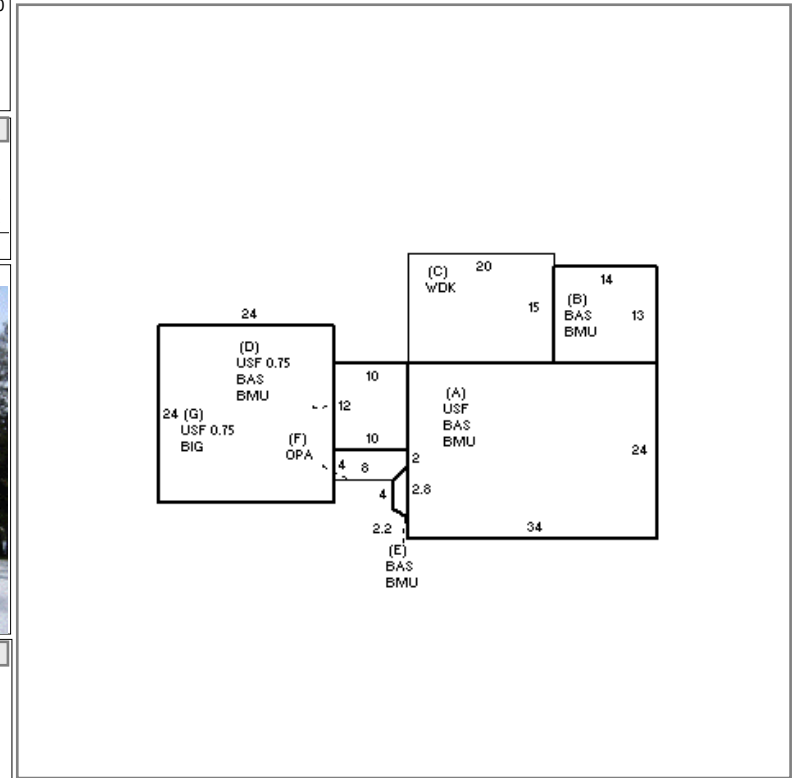
LAND

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	0.004	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	80

TOTAL	40,206 SF	ZONING	FRNT	352	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,100	367,400
Infl1	FACTOR 100		BUILDING	504,800	468,800		
Infl2	PHY 100		DETACHED	400	400		
			OTHER	0	0		
			TOTAL	909,300	836,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/6/2013	SJ
MODEL	1		RESIDENTIAL	LIST	3/6/2013	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]	OTHER FIX=SHOWER FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.		
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	638,983															
NET AREA	2,467	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,129		50.15	56,624																	
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,009	1973	222.59	224,589																	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,248	1973	202.42	252,618																	
				ROOF COVER	2	WOOD SHINGLES	1.01	C	WDK	N	WOOD DECK	300		42.24	12,672																	
				FLOOR COVER	99	N/A	1.00	D	BAS	L	BASE AREA	120	2006	222.59	26,710																	
				INT FINISH	99	N/A	1.00	D	USF	L	UPPER STORY FIN	90	2006	202.41	18,217																	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	OPA	N	OPEN PORCH	38		56.65	2,153																	
				FUEL SOURCE	99	N/A	1.00	G	BIG	N	BUILT-IN GARAGE	576		48.79	28,101																	
									F21	O	FPL 2S 1OP	1		9,062.90	9,063																	
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