

Key: 1789

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.717

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LUNN CATHERINE P 30 COL MANSFIELD DR SCITUATE, MA 02066				30-4-8-0				30 COL MANSFIELD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUNN CATHERINE P				12/13/2022	H	1	57502-76				
LUNN RICHARD L & CATHERIN				05/31/1984	QS	120,000	5657-254				
CRYTZER FRED AND NENA				10/23/1979	XX		4741-395				

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	%
		3	ALTERATIONS		03/29/2004	PJB	100	100

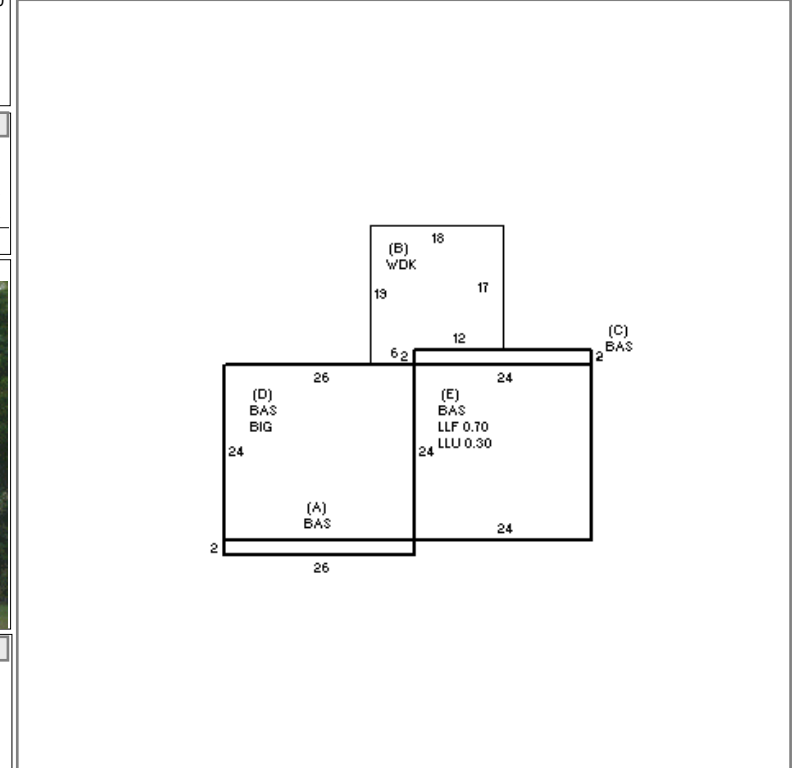
LAND

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	0.074	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	1,470

TOTAL	43,206 SF	ZONING	W. SCITUATE	FRNT	160	ASSESSED	405,500	CURRENT	686,500	PREVIOUS	368,700
Ngh	W. SCITUATE	NOTE		LAND		281,000		BUILDING		0	249,900
Infl1	FACTOR 100		DETACHED		0	0					
Infl2	PHY 100		OTHER		0	0					
			TOTAL		686,500	618,600					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/21/2009	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW.

INSTALL

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	379,733
NET AREA	1,703	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,300	1972	202.01	262,618	CONDITION ELEM	CD
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	318		38.40	12,211	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	D	BIG	N	BUILT-IN GARAGE	624	41.48	25,881	INTERIOR	
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	E	LLU	N	LOWER LEVEL UNF	173		58.65	10,146	KITCHEN		
ROOMS	7	1.00	FLOOR COVER	99	N/A	1.00	E	LLF	L	LOWER LEVEL FIN	403	1972	139.34	56,154	BATHS		
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347	HEAT		
BATHROOMS	1	1.00	HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT		
# 1/2 BATHS	0	1.00	FUEL SOURCE	3	ELECTRIC	1.00											
TOT FIXTURES	3	\$2,376															
# UNITS	1	1.00															
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$281,000