

Key: 2160

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.086

LEGALS

| CURRENT OWNER   |  |  |  |  |  |  |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|---|--|--|--|--|--|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| KELLY DAVID P & SUZANNE J<br>11 MANN LOT RD<br>SCITUATE, MA 02066 |  |  |  |  |  |  |  |  |  | 20-3-6-0   |    |            |              | 11 MANN LOT RD |  |  |  |
| TRANSFER HISTORY  |  |  |  |  |  |  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| KELLY DAVID P & SUZANNE J   |  |  |  |  |  |  |  |  |  | 08/28/2008 | QS | 920,000    | 36313-175    |                |  |  |  |
| WHITNEY SUSAN M   |  |  |  |  |  |  |  |  |  | 03/18/2005 | F  | 1          | 30174-345    |                |  |  |  |
| WHITNEY SUSAN M & DANIEL  |  |  |  |  |  |  |  |  |  | 06/13/2000 | QS | 175,000    | 18602-235    |                |  |  |  |

| 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    | %   |
| 02-691 | 12/05/2002 | 3             | ALTERATIONS |        | 03/25/2004 | PJB | 100    | 100 |
| 00-178 | 05/08/2000 | 7             | OTHERS      |        |            |     | 100    | 100 |
|        |            | 1             | NEW CONST   |        |            |     | 100    | 100 |
|        |            | 2             | ADDITIONS   |        |            |     | 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   | NS 1.00 | 100   | 1.00  | 374,000  | 1.00 | 100   | 1.00 | R03 | 0.85       | 343,430   |
| 300 | A | 0.402    | NS 1.00 | 100   | 1.00  | 16,830   | 1.00 | 100   | 1.00 | R03 | 0.85       | 6,770     |

DETACHED

| TOTAL | 1.320 Acres  |  | ZONING | FRNT     | 47      | ASSESSED     | CURRENT          | PREVIOUS         |
|-------|--------------|--|--------|----------|---------|--------------|------------------|------------------|
| Ngh   | NO. SCITUATE |  | NOTE   |          |         | LAND         | 350,200          | 337,500          |
| Infl1 | FACTOR 100   |  |        | BUILDING | 782,500 | 734,600      |                  |                  |
| Infl2 | PHY 100      |  |        | DETACHED | 9,900   | 9,000        |                  |                  |
|       |              |  |        | OTHER    | 0       | 0            |                  |                  |
|       |              |  |        |          |         | <b>TOTAL</b> | <b>1,142,600</b> | <b>1,081,100</b> |

| TY  | QUAL | COND | DIM/NOTE             | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------------|------|-------|-----------|-------|
| S/V | A    | 1.00 | SV 1.00 GUNITE- 18X2 | 2003 | 9,000 | 1.10      | 9,900 |

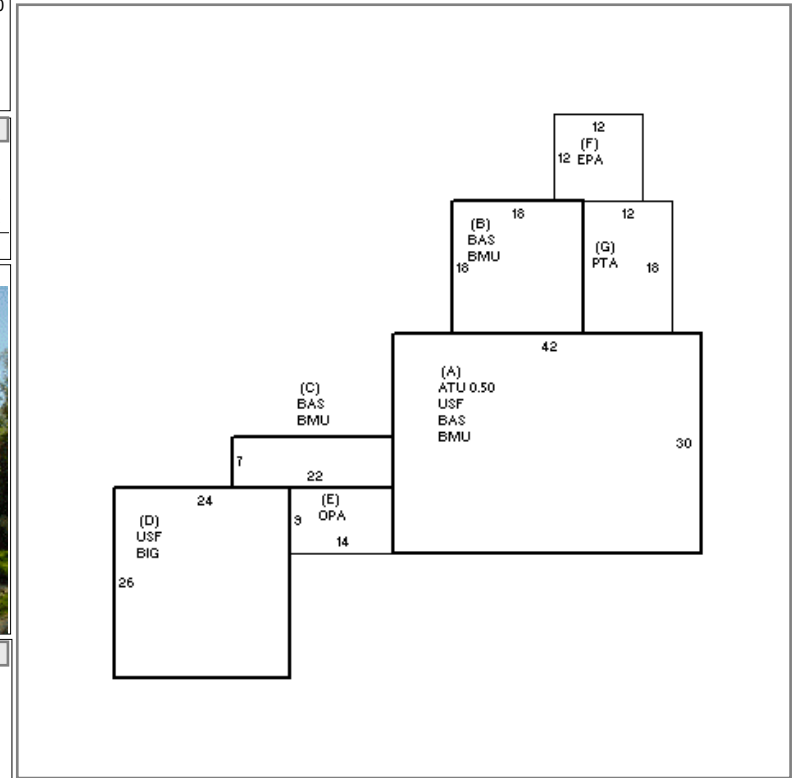
PHOTO 10/03/2003



| BLDG COMMENTS    |
|------------------|
| OTHER FIX=SHOWER |

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/2/2009  | PL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |           |    |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 3/25/2011 | KT |
| QUALITY  | G  | 1.20 | GOOD [100%]       |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |



G

| YEAR BLT   | 2001  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 990,535 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 3,622 | DETAIL ADJ | 1.040 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,738 |      | 49.71     | 86,399  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$273 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | + | BAS | L | BASE AREA       | 1,738 | 2001 | 230.72    | 400,991 | EXTERIOR       |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | USF | L | UPPER STORY FIN | 1,884 | 2001 | 209.81    | 395,291 | INTERIOR       |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | A | ATU | N | ATTIC UNF       | 630   |      | 44.40     | 27,972  | KITCHEN        |         |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | D | BIG | N | BUILT-IN GARAGE | 624   |      | 52.28     | 32,626  | BATHS          |         |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | E | OPA | N | OPEN PORCH      | 126   |      | 61.80     | 7,787   | HEAT           |         |
|            |       |            |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 | F | EPA | N | ENCLOSED PORCH  | 144   |      | 108.24    | 15,587  | ELECT          |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 | G | PTA | N | PATIO           | 216   |      | 17.88     | 3,862   |                |         |
|            |       |            |       |                 |    |                |      |   | F31 | O | FPL 3S 1OP      | 1     |      | 11,036.40 | 11,036  |                |         |

| EFF.YR/AGE | 2001 / 21 |         |
|------------|-----------|---------|
| COND       | 19        | 19%     |
| FUNC       | 0         |         |
| ECON       | 0         |         |
| DEPR       | 21        | % GD 79 |
| RCNLD      | \$782,500 |         |