

Key: 2163

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.089

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AHL CASEY W & BRIAN J 21 MANN LOT RD SCITUATE, MA 02066				20-3-10-0				21 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AHL CASEY W & BRIAN J				09/13/2021	QS	585,000	(132672)				
BREEN ANN R TR &				07/21/2021	F	10	55343-271				
ROULEAU ANN M				01/01/1969	QS		(43137)				

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	%
23-243	03/22/2023	3	ALTERATIONS	49,565	05/16/2023	NC	100	100
13-0810	12/03/2013	6	CYCL GROWTH		07/22/2021	JD	100	100
		3	ALTERATIONS	18,976	06/25/2014	MR	100	100

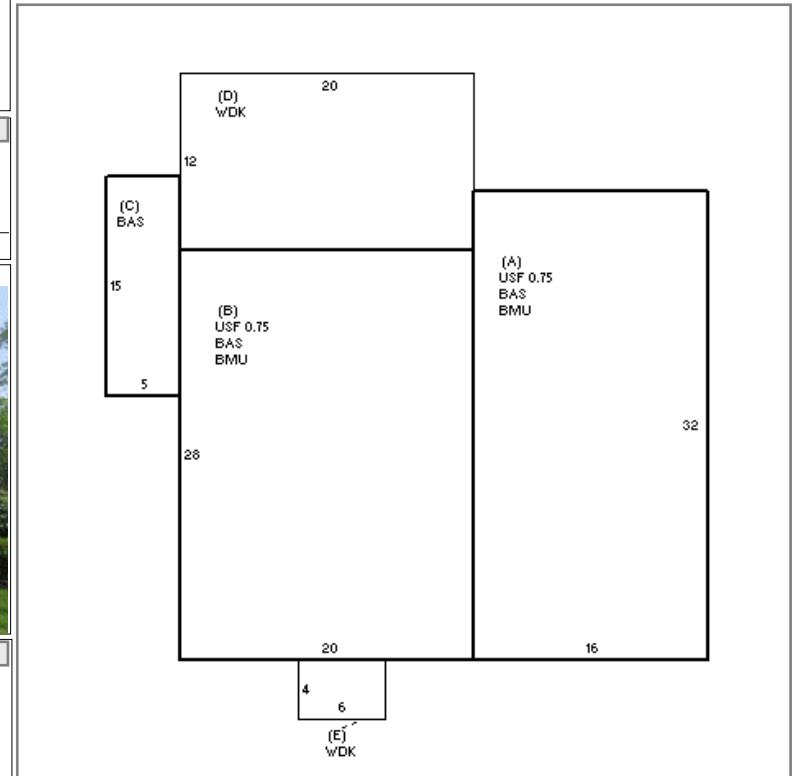
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,247	NS 1.00	100	1.00	374,000	2.14	100	1.00	R03	0.85	317,570

TOTAL	17,247 SF	ZONING		FRNT	137	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	317,600	305,700		
Inf1	FACTOR 100		BUILDING	359,600	301,000			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	677,200	606,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MLS		



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2022	JD
MODEL	1		RESIDENTIAL	LIST	3/22/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/27/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,951	DETAIL ADJ	1.200
\$NLA(RCN)	\$271	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	5	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,800	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,072		46.27	49,599
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	804	1900	220.84	177,554
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,147	1900	242.84	278,539
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	264		38.40	10,138
FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	528,869
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$359,600