Key: 2177

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,103

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCLAUGHLIN HAROLD E JR & DIANE M 43 MANN LOT ROAD NORTH SCITUATE, MA 02066	20-2-16-0	43 MANN LOT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCLAUGHLIN HAROLD E JR &	01/01/1977	QS		4215-643
TEDFORD JAMES N AND ALMA	01/01/1954	XX		2316-463

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

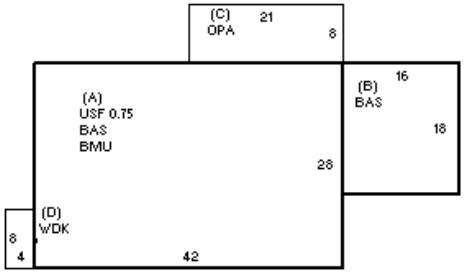
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
89-488	09/01/1989	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,500	NS 1.00	100 1.00	100 1.00	374,000	1.75	100 1.00	R03 0.85			322,910

TOTAL	21,500 SF	ZONING		FRNT	324
Ngh	NO. SCITUATE	NOTE	C/W 16A. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	322,900	310,800
BUILDING	390,000	351,900
DETACHED	11,300	10,700
OTHER	0	0
TOTAL	**724,200**	**673,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	L 0.80	50 0.50	1S/L 1.5S		936	24.09	11,300

PHOTO 10/03/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/24/2010	PL
LIST		
REVIEW	3/28/2011	KT

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	2,346	DETAIL ADJ	1.100
$NLA(RCN)	$241	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,280
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,176		45.13	53,074
A	USF	L	UPPER STORY FIN	882	1954	196.11	172,968
+	BAS	L	BASE AREA	1,464	1954	215.65	315,709
C	OPA	N	OPEN PORCH	168		51.50	8,652
D	WDK	N	WOOD DECK	32		38.41	1,229
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	565,151
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			$390,000