

Key: 2178

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.104

LEG
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LAND

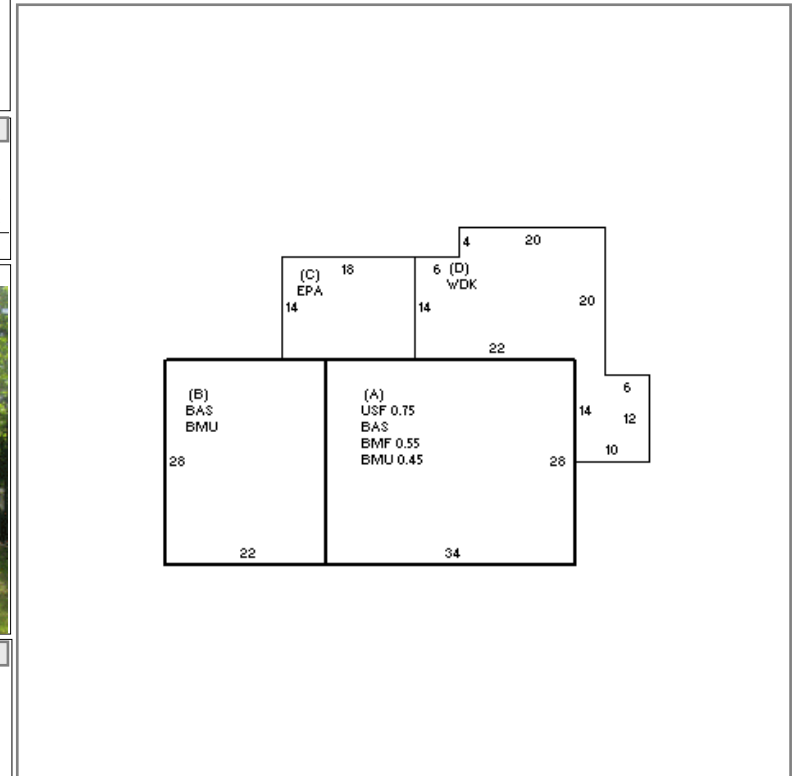
CURRENT OWNER				PARCEL ID				LOCATION				
SMITH E ANDREW & LISETTE C 20 CANYON RD SAN ANSELMO, CA 94960				20-2-18-A				51 MANN LOT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SMITH E ANDREW & LISETTE				08/15/2003	QS	562,000	(103912)					
HABEGGER MILLARD J				11/16/1998	QS	301,000	(C94456)					
KNOX THOMAS J AND BARBARA				11/17/1995	QS	250,000	(C00088854)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,000	NS 1.00	100	1.00	374,000	1.47	100	1.00	R03	0.85	328,220

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 %
23-281	04/04/2023	3	ALTERATIONS	18,380	06/02/2023	NC	100 100
21-1422	11/09/2021	3	ALTERATIONS	12,670	06/09/2022	JD	100 100
09-417	09/11/2009	3	ALTERATIONS	73,000	06/24/2010	SJ	100 100
91-336	07/12/1991	3	ALTERATIONS				100 100
90-336	06/01/1990	3	ALTERATIONS				100 100

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TOTAL	26,000 SF	ZONING	FRNT	194	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	328,200	315,900
Inf1	FACTOR 100		BUILDING	470,600	407,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	798,800	723,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	6/9/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/9/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	6/30/2023	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	FY12 FR-GOOD TO AVG		

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	627,444		
NET AREA	2,282	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,044		42.27	44,128	CONDITION ELEM	CD		
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	524		59.34	31,092	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,568	1963	220.91	346,383	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	714	1963	200.89	143,437	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	C	EPA	N	ENCLOSED PORCH	252		90.20	22,730	BATHS	V		
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	572		38.40	21,965	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		2,491.00	4,982	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
																		EFF.YR/AGE	1988 / 34
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$470,600