

Key: 2179

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.105

LEGAL

LAND

DETACHED

BUILDING

INDING

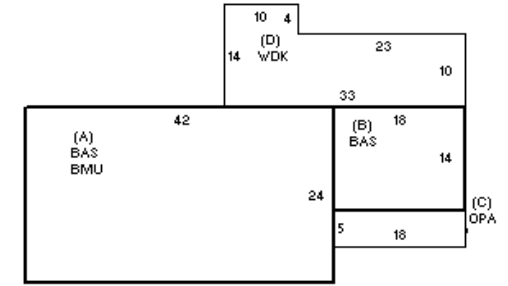
CURRENT OWNER				PARCEL ID				LOCATION			
WHITING HAROLD E JR & SANDRA M 57 MANN LOT ROAD SCITUATE, MA 02066				20-2-18-B				57 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHITING HAROLD E JR & ESPOSITO CONST CO INC				08/02/1968	QS		(42441)				
				11/24/1967	XX		(41325)				
				02/24/1967	XX		(39961)				

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	%
03-465	08/06/2003	3	ALTERATIONS	10,000	07/06/2004	SJ	100	100
03-144	04/07/2003	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,451	NS 1.00	100	1.00	374,000	2.24	100	1.00	R03	0.85	316,520

TOTAL	16,466 SF	ZONING		FRNT	133	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E ... LOT 8 WAS CREATED BY SUBDIVISION (13028-I) OF LOT 6 FROM PLAN 13028H	LAND	316,500	304,700			
Infl1	FACTOR 100		BUILDING	238,100	211,700			
Infl2	PHY 100		DETACHED	7,000	6,400			
			OTHER	0	0			
			TOTAL	561,600	522,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400
S/V	A	1.00	SV 1.00 VINYL STEEL	1975	6,000	1.10	6,600



BUILDING	CD	ADJ	DESC	MEASURE	4/1/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/1/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/28/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	321,745		
NET AREA	1,260	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		47.03	47,402	CONDITION ELEM	CD		
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,260	1960	195.33	246,119	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	90		51.50	4,635	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	370		38.40	14,208	KITCHEN			
				FLOOR COVER	99	N/A	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS				
				INT FINISH	99	N/A	1.00								BATHS				
				HEATING/COOLING	9	WARM/COOL AIR	1.03								HEAT				
				FUEL SOURCE	99	N/A	1.00								ELECT				
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$238,100