

Key: 2181

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.107

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HUNT JAMES C TR & HELEN ANDREA TR 66 MANN LOT RD SCITUATE, MA 02066				20-1-1-0				66 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUNT JAMES C TR & HELEN A				07/22/2016	F	100	47215-131				
HUNT JOHN CORNELL AND HEL				01/01/1983	QS	4,500	5383-315				
				01/01/1975	XX		3966-699				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0165	02/17/2022	3	ALTERATIONS	12,100	06/09/2022	JD	100	100
21-244	03/17/2021	3	ALTERATIONS	12,089	06/23/2021	JD	100	100
SS14-02		5	SPLIT/SUB/LA		04/02/2013	SJ	100	100
		5	SPLIT/SUB/LA		05/10/2012		100	100
08-196		3	ALTERATIONS	18,000	06/24/2009	SJ	100	100

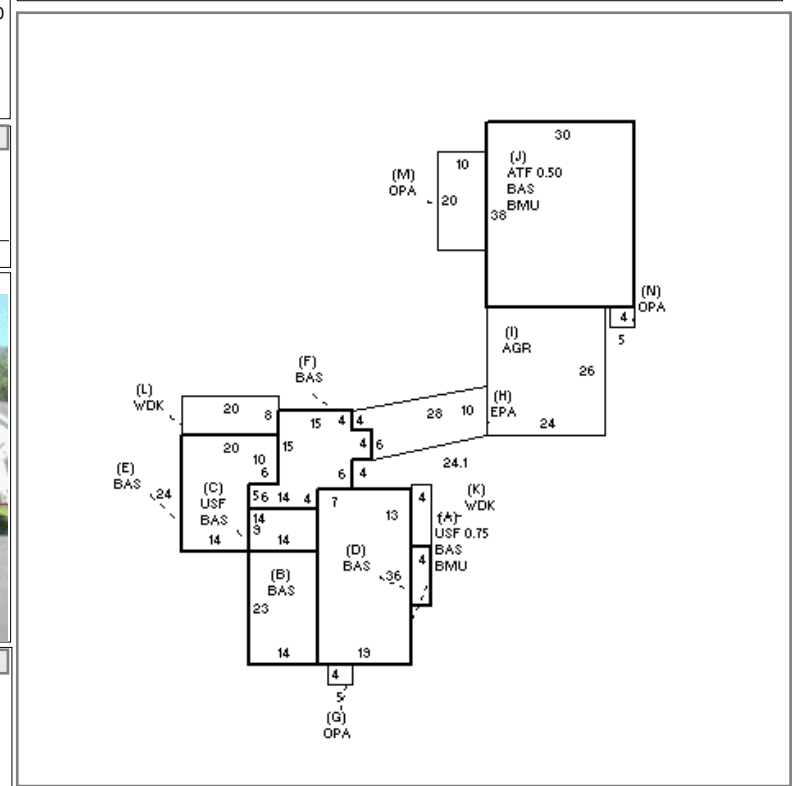
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	317,900	1.00	85	0.85	R03	0.85	291,920
300	A	1,682	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	28,310

TOTAL	2.600 Acres		ZONING	FRNT	341	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE			LAND	320,200	309,800
Inf1	FACTOR 100			BUILDING	837,700	755,800		
Inf2	PHY 100			DETACHED	1,300	1,300		
				OTHER	0	0		
						<b>TOTAL</b>	<b>1,159,200</b>	<b>1,066,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 12X10		120	13.93	1,300



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/23/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/23/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1820	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN				
NET AREA	4,251	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,824		45.15	82,358				
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	639	1820	227.11	145,124				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,902	1820	249.74	475,006				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	240		56.65	13,596				
				FLOOR COVER	24	COMB	1.00	H	EPA	N	ENCLOSED PORCH	262		99.22	25,995				
				INT FINISH	1	PLASTER	1.00	I	AGR	N	ATT GARAGE	624		46.08	28,756				
				HEATING/COOLING	2	HOT WATER	1.02	J	BAS	L	BASE AREA	1,140	2004	249.74	284,704				
				FUEL SOURCE	1	OIL	1.00	J	ATF	L	ATTIC FINISH	570	2004	161.36	91,975				
												+	WDK	N	WOOD DECK	212		42.24	8,955
													F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	1,179,811	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE 1975 / 47		
COND	29	29%
FUNC	0	
ECON	0	
DEPR	29	% GD 71
RCNLD	\$837,700	