

Key: 2184

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.110

LEGALS

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|---------------------------|--|----------------|----|
| ROBOTHAM THOMAS S & SCHLOSS MARY E | | 20-2-19-A | | 50 MANN LOT RD | |
| 50 MANN LOT ROAD SCITUATE, MA 02066 | | TRANSFER HISTORY | | DOS | T |
| | | ROBOTHAM THOMAS S | | 04/30/2002 | QS |
| | | JAQUITH WILLIAM H | | 03/28/1996 | QS |
| | | FIVECOAT T L & MATTHIES L | | 12/23/1991 | QS |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD |
|--------|--------|---------------|------|--------|------|--------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY |
| | | | | | | |

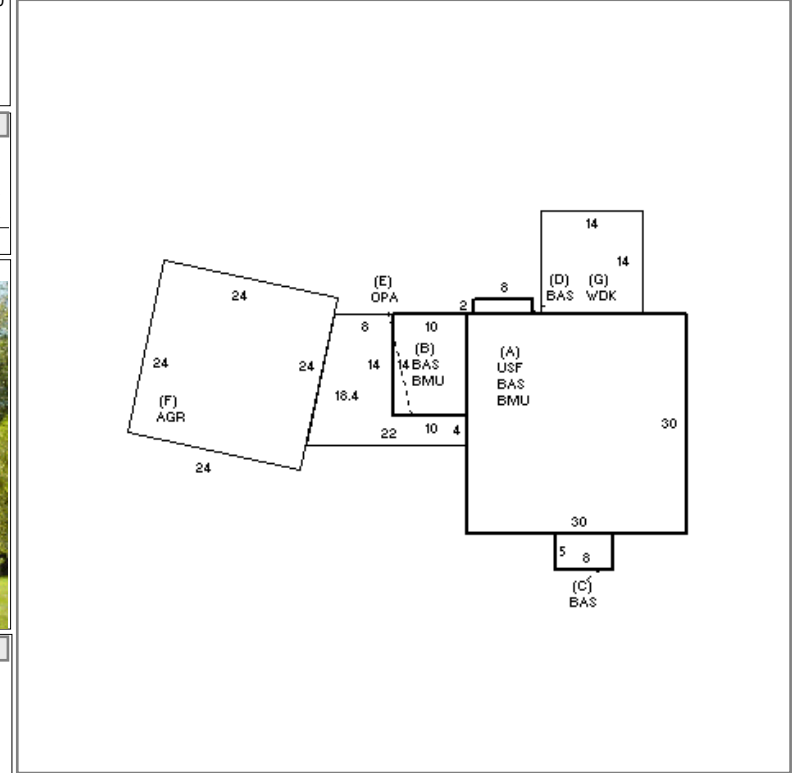
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | S | 40,000 | NS 1.00 | 100 | 1.00 | 374,000 | 1.00 | 100 | 1.00 | R03 | 0.85 | 343,430 |
| 300 | A | 2,522 | NS 1.00 | 100 | 1.00 | 16,830 | 1.00 | 100 | 1.00 | R03 | 0.85 | 42,450 |

| TOTAL | 3.440 Acres | ZONING | FRNT | 34 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|------------------------------|----------|---------|----------|---------|----------|
| Ngh | NO. SCITUATE | NOTE REMOVED INFL3 (FY12) | | | LAND | 385,900 | 373,700 |
| Infl1 | FACTOR 100 | | BUILDING | 385,200 | 356,500 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 771,100 | 730,200 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/25/2010 | PL |
|----------|----|------|-------------------|--------------------------------------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/28/2011 | KT |
| QUALITY | A | 1.00 | AVERAGE [100%] | BLDG COMMENTS FY12 FR-GOOD TO AVG | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

G

| YEAR BLT | 1984 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 500,268 | | |
|--------------|-------|------------|---------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|------------|------------|----------------|---------|
| NET AREA | 1,996 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,040 | | 46.65 | 48,513 | | | | |
| \$NLA(RCN) | \$251 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | USF | L | UPPER STORY FIN | 900 | 1984 | 186.93 | 168,237 | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,096 | 1984 | 205.56 | 225,289 | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | E | OPA | N | OPEN PORCH | 220 | | 51.50 | 11,330 | | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | F | AGR | N | ATT GARAGE | 577 | | 42.64 | 24,606 | | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | G | WDK | N | WOOD DECK | 196 | | 38.40 | 7,526 | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F21 | O | | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | TOTAL RCN | 500,268 |
| STORIES | | 2 | 1.00 | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| ROOMS | | 7 | 1.00 | | | | | | | | | | | | | | | EXTERIOR | |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | | INTERIOR | |
| BATHROOMS | | 2 | 1.00 | | | | | | | | | | | | | | | KITCHEN | |
| # 1/2 BATHS | | 1 | 1.00 | | | | | | | | | | | | | | | BATHS | |
| TOT FIXTURES | | 8 | \$6,528 | | | | | | | | | | | | | | | HEAT | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | ELECT | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1995 / 27 | | |
| | | | | | | | | | | | | | | | | COND | 23 23 % | | |
| | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | DEPR | 23 % GD 77 | | |
| | | | | | | | | | | | | | | | | RCNLD | \$385,200 | | |