

Key: 2185

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.111

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
PINKHAM DAVID M AND JOAN M				20-1-5-0				46 MANN LOT RD				
46 MANN LOT ROAD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				PINKHAM DAVID M AND JOAN				02/28/1994	QS	265,000	12694-182	
				REO BRUCE A & NANCY A				06/01/1983	XX	5390-25		
				HERZOG ERNEST A AND ELLEN				01/01/1955	XX	2379-450		

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	%
19-504	07/11/2019	3	ALTERATIONS	6,000	03/09/2020	JD	100	100
16-537	09/14/2016	3	ALTERATIONS	5,000	06/26/2017	SJ	100	100
09-171	05/27/2009	3	ALTERATIONS	42,000	06/24/2010	SJ	100	100
09-171	05/07/2009	3	ALTERATIONS	42,000	06/24/2009	SJ	100	100
94-65	03/15/1994	3	ALTERATIONS				100	100

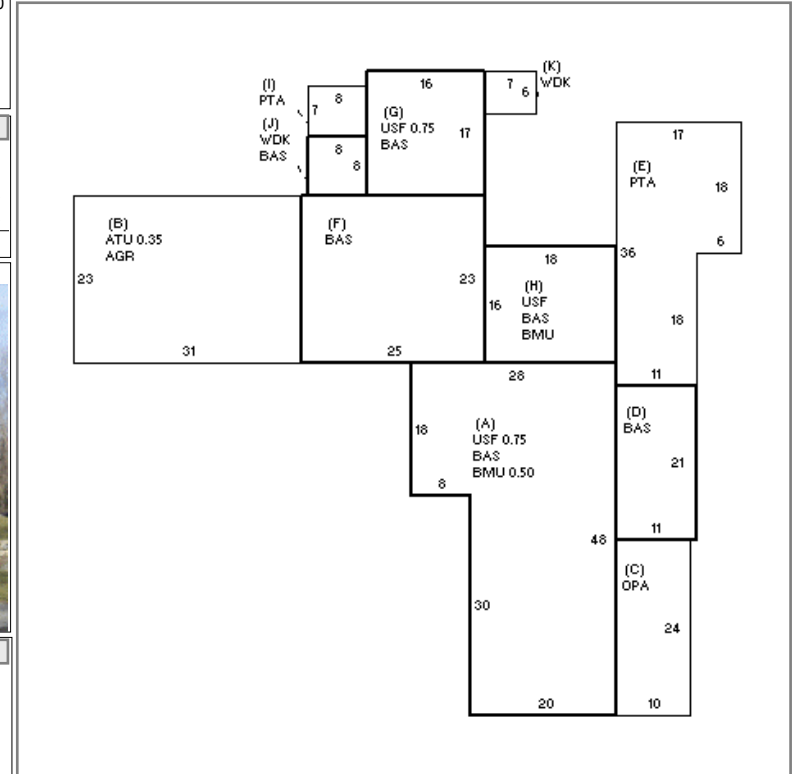
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.142	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	2,390

TOTAL	1.060 Acres	ZONING	FRNT	182	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	345,800	333,000
Infl1	FACTOR 100		LAND	671,900	597,800		
Infl2	PHY 100		DETACHED	1,400	1,400		
			OTHER	0	0		
			TOTAL	1,019,100	932,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 16X12	2009	192	12.38	1,400



BUILDING	CD	ADJ	DESC	MEASURE	3/9/2020	JD
MODEL	1		RESIDENTIAL	LIST	3/9/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	3,854	DETAIL ADJ	1.260
\$NLA(RCN)	\$256	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		9	1.00
BEDROOMS		0	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		11	\$11,088
# UNITS		2	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	840		49.72	41,765
+	USF	L	UPPER STORY FIN	1,116	1890	210.38	234,788
B	AGR	N	ATT GARAGE	713		40.79	29,085
B	ATU	N	ATTIC UNF	250		37.00	9,250
C	OPA	N	OPEN PORCH	240		51.50	12,360
+	BAS	L	BASE AREA	503	2009	231.34	116,366
+	PTA	N	PATIO	560		14.90	8,344
+	BAS	L	BASE AREA	2,031	1890	231.34	469,861
G	USF	L	UPPER STORY FIN	204	2009	210.38	42,918
+	WDK	N	WOOD DECK	106		38.40	4,070
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	988,134
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$671,900