

Key: 2187

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.113

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PHILLIPS LAURA K 16 MANN LOT RD SCITUATE, MA 02066				20-1-14-0				16 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PHILLIPS LAURA K				04/23/2012	QS	440,000	41262-64				
SMITH WAYNE O & CATHERINE				11/17/2011	F	1	40597-295				
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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	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.582	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	9,800

TOTAL	1.500 Acres	ZONING	FRNT	147	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	353,200	340,500		
Inf1	FACTOR 100		BUILDING	273,100	193,900		
Inf2	PHY 100		DETACHED	7,000	6,600		
			OTHER	0	0		
			TOTAL	633,300	541,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00 50 0.50	1S/L		506	27.60	7,000



BLDG COMMENTS
FY12 FR-GOOD TO AVG

BUILDING	CD	ADJ	DESC	MEASURE	6/25/2014	MR
MODEL	1		RESIDENTIAL	LIST	6/25/2014	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/30/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1858	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,790	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	617		55.53	34,262
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	823	1858	252.09	207,466
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	617	1858	229.24	141,444
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	BAS	L	BASE AREA	350	1900	252.09	88,230	
ROOMS	9	1.00	FLOOR COVER	12	COMB	1.00	C	OPA	N	OPEN PORCH	198		51.50	10,197	
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	35		38.40	1,344	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	FPL	O	FIREPLACE	1	7,813.00		7,813		
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00									
TOT FIXTURES	6	\$5,875													
# UNITS	1	1.00													

TOTAL RCN	496,631
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1962 / 60
COND	45 45 %
FUNC	0
ECON	0
DEPR	45 % GD 55
RCNLD	\$273,100

