

Key: 2191

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.117

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARROLL ANNE M 10 MANN LOT RD SCITUATE, MA 02066				20-1-15-0				10 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARROLL ANNE M				10/17/2011	F	1	70452-10				
CARROLL ANNE M				10/17/2011	F	1	40452-7				
CARROLL ANNE				01/01/1960	QS		2736-354				

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	%
16-663	11/01/2016	7	OTHERS ALTERATIONS	8,000	11/09/2022	JD	100	100
		3			06/27/2017	SJ	100	100

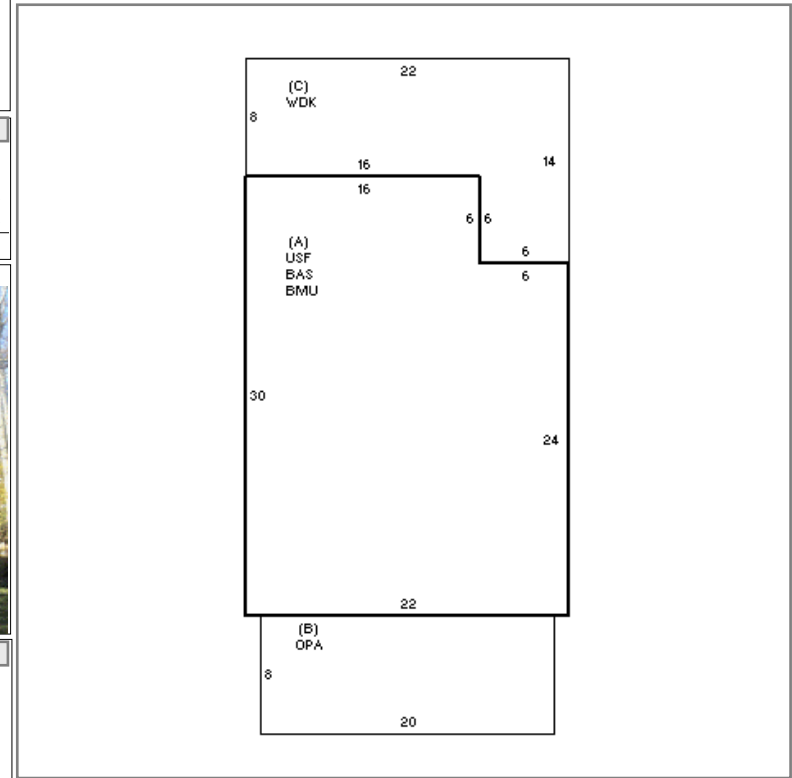
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,516	NS	1.00	100	1.00	100	1.00	R03	0.85		325,330

TOTAL	23,516 SF	ZONING	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	325,300	313,200
Inf1	FACTOR 100		BUILDING	210,400	100,300		
Inf2	PHY 100		DETACHED	8,400	6,600		
			OTHER	0	0		
					TOTAL	544,100	420,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40 20X22		440	47.79	8,400



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/9/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/9/2022	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%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,248	DETAIL ADJ	1.200	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	624		55.28	34,493
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	624	1910	268.64	167,634
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	624	1910	244.30	152,445
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	160		51.50	8,240
				FLOOR COVER	24	COMB	1.00	C	WDK	N	WOOD DECK	212		38.40	8,141
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	375,753	CONDITION ELEM	CD
		EXTERIOR	F
		INTERIOR	F
		KITCHEN	F
		BATHS	F
		HEAT	A
		ELECT	A
		EFF.YR/AGE	1963 / 59
		COND	44 44 %
		FUNC	0
		ECON	0
		DEPR	44 % GD 56
		RCNLD	\$210,400