

Key: 2270

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.188

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
HOYT DONALD A TR & ANTHONY SUSAN LEIGH TR 5 MANN HILL RD SCITUATE, MA 02066				27-6-33-0				5 MANN HILL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HOYT DONALD A TR & HOYT DONALD A & HOYT DONALD A & ANTHONY S				10/22/2021 06/19/2009 03/31/1999	F F QS	1 1 200,000	55888-49 37376-268 17306-65					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,252	NS 1.00	100	1.00	374,000	3.85	100	1.00	R03	0.85	305,740

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	%
13-304	05/21/2013	7	OTHERS		01/19/2023	JD	100	100
13-304	05/21/2013	3	ALTERATIONS	29,500	07/01/2013	SJ	100	100
13-304	05/21/2013	3	ALTERATIONS	29,500	07/10/2014	MR	100	100

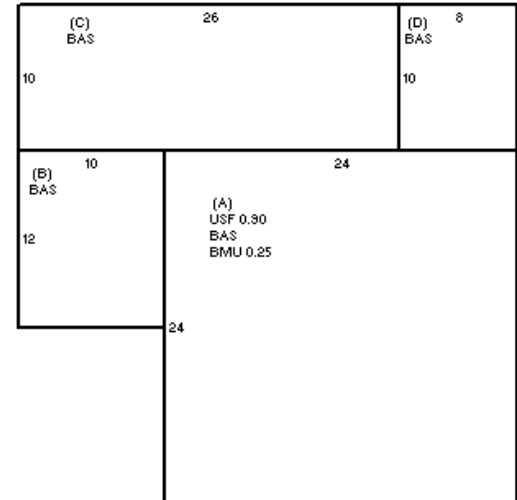
TOTAL	9,252 SF	ZONING	FRNT	184	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	305,700	294,300
Inf1	FACTOR 100		BUILDING	224,700	94,400		
Inf2	PHY 100		DETACHED	9,200	5,600		
			OTHER	0	0		
					TOTAL	539,600	394,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 18X20		360	51.11	9,200



BUILDING	CD	ADJ	DESC	MEASURE	1/19/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/19/2023	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	7/15/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	144		63.15	9,094
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	518	1850	226.44	117,295
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,036	1850	249.00	257,963
ROOF COVER	1	ASPH SHINGLES	1.00		F22	O	FPL 2S 2OP	1		11,305.00	11,305
FLOOR COVER	24	COMB	1.00								
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								



YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,554	DETAIL ADJ	1.173	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6		1.00	FLOOR COVER	24	COMB	1.00
BEDROOMS	2		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	6		\$5,630				
# UNITS	1		1.00				

TOTAL RCN	401,287	
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	\$224,700	