

Key: 2275

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.193

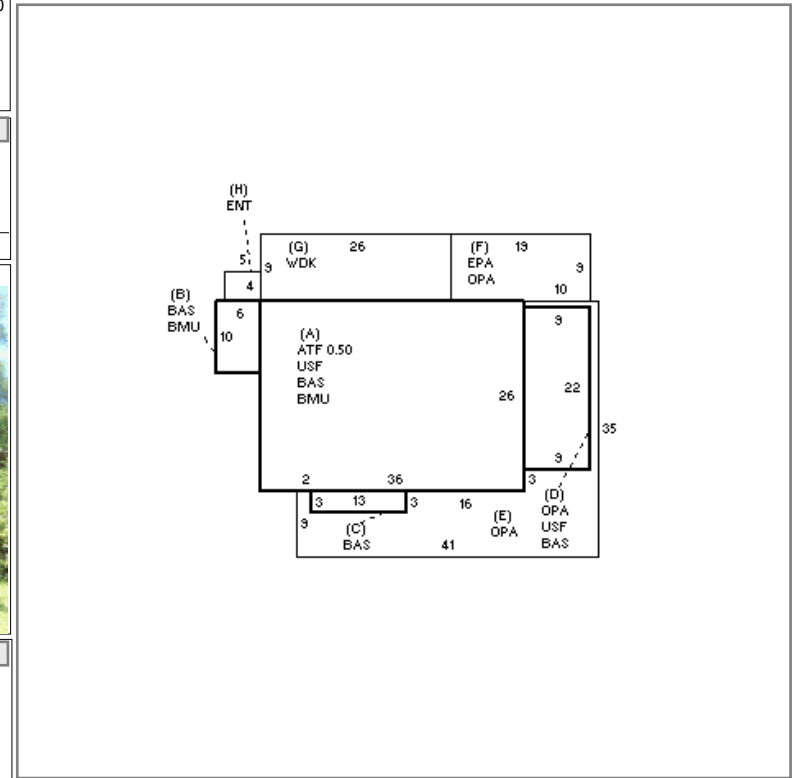
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CURRENT OWNER		PARCEL ID		LOCATION								
D'ONOFRIO MARK A & NANCY R 25 MANN HILL RD SCITUATE, MA 02066		27-6-38-0		25-25R MANN HILL RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
D'ONOFRIO MARK A & NANCY		11/22/2021	F	100 (133072)								
D'ONOFRIO MARK A		07/31/2017	F	100 (125529)								
DONOFRIO ANTHONY P		09/15/1983	QS	100 (68198)								
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	0.422	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	7,100

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-535	06/21/2023	3	ALTERATIONS	85,350			0 0
21-449	04/28/2021	3	ALTERATIONS	16,000	07/12/2021	JD	100 100
19-744	10/03/2019	1	NEW CONST	150,000	05/27/2020	JD	100 80
19-744	10/03/2019	1	NEW CONST	150,000	11/05/2020	JD	100 100

TOTAL	1.340 Acres	ZONING	FRNT	199	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	350,500	337,800
Inf1	FACTOR 100				BUILDING	490,000	435,600
Inf2	PHY 100				DETACHED	10,200	9,700
					OTHER	271,100	243,700
					TOTAL	1,121,800	1,026,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	L	0.80 60 0.40	44X26		1,144	22.29	10,200



BUILDING	CD	ADJ	DESC	MEASURE	11/5/2020	JD
MODEL	1		RESIDENTIAL	LIST	11/5/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/12/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
25 Mann Hill Road
LEGAL ACCESSORY DWELLING

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YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	816,681
NET AREA	2,835	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	996		51.91	51,706		
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,134	1890	237.90	269,781		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	468	1890	169.03	79,104	EXTERIOR	F
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,233	1890	261.61	322,560	INTERIOR	F
				FLOOR COVER	24	COMB	1.00	+	OPA	N	OPEN PORCH	761		56.65	43,111	KITCHEN	F
				INT FINISH	1	PLASTER	1.00	F	EPA	N	ENCLOSED PORCH	171		99.22	16,966	BATHS	G
				HEATING/COOLING	11	HW/COOL AIR	1.04	G	WDK	N	WOOD DECK	234		42.24	9,885	HEAT	A
				FUEL SOURCE	2	GAS	1.00	H	ENT	N	ENCLOSED ENTRY	20		107.47	2,149	ELECT	A
									F21	O	FPL 2S 1OP	2		9,062.35	18,125		
									GEN	O	GENERATOR	1		0.00			
																EFF.YR/AGE	1966 / 56
																COND	40 40 %
																FUNC	0
																ECON	0
																DEPR	40 % GD 60
																RCNLD	\$490,000

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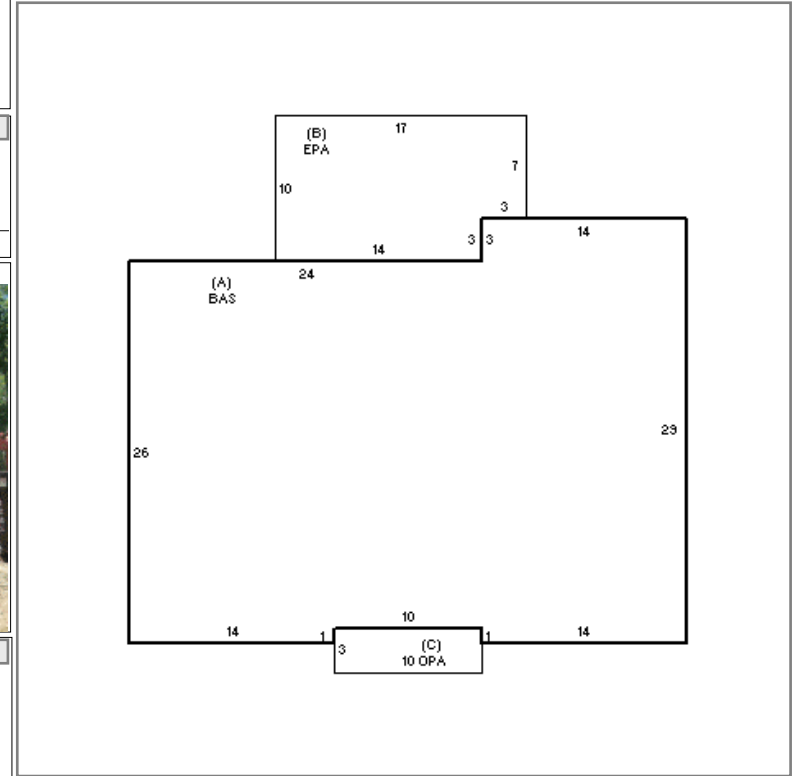
CURRENT OWNER		PARCEL ID	LOCATION			
D'ONOFRIO MARK A & NANCY R		27-6-38-0	25-25R MANN HILL RD			
25 MANN HILL RD		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	271,100	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
25R Mann Hill Road- ACCESSORY DWELLING

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/27/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/27/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/12/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	276.628		
NET AREA	1,020	DETAIL ADJ	0.875	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	1,020	2020	249.01	253,987				
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	161		108.24	17,426				
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	30		61.80	1,854				
				ROOF COVER	1	ASPH SHINGLES	1.00												
				FLOOR COVER	6	OTHER	1.00												
				INT FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	9	WARM/COOL AIR	1.03												
				FUEL SOURCE	2	GAS	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	A
																		INTERIOR	A
																		KITCHEN	A
																		BATHS	A
																		HEAT	A
																		ELECT	A
																		EFF.YR/AGE	2020 / 2
																		COND	2 2 %
																		FUNC	0
																		ECON	0
																		DEPR	2 % GD 98
																		RCNLD	\$271,100