

Key: 2298

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.209

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CUTLER SALLY S S/O CUTLER SALLY S TR 55 MANN HILL RD SCITUATE, MA 02066				27-6-42-0				55 MANN HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CUTLER SALLY S TR				09/18/2023	F	10 (135901)					
CUTLER SALLY S				07/30/1982	QS	77,500 (66456)					
PRATSON FREDERICK J & PAT				01/01/1970	XX	C00044319)					

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	%
17-316	05/30/2017	2	ADDITIONS	22,200	07/10/2017	SJ	100	75
17-316	05/30/2017	2	ADDITIONS	22	08/16/2018	JD	100	100
06-748	12/05/2006	3	ALTERATIONS	51,000	06/13/2007	SJ	100	100
93-667	11/05/1993	3	ALTERATIONS				100	100
93-212	04/20/1993	3	ALTERATIONS				100	100

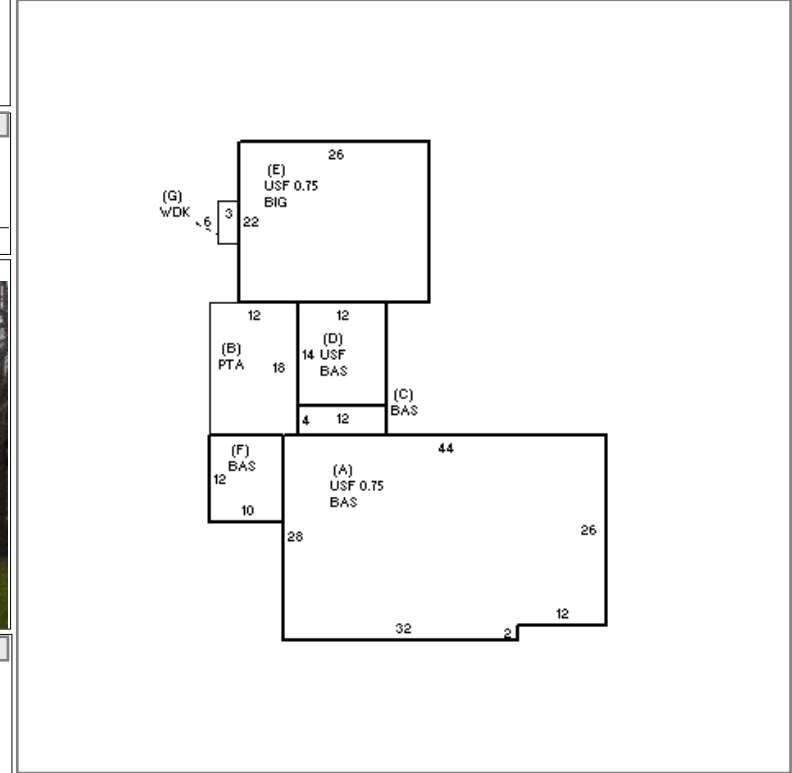
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,955	NS	1.00	100	1.00	100	1.00	R03	0.85		325,850

TOTAL	23,955 SF	ZONING	FRNT	280	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	325,900	313,700
Inf1	FACTOR 100				BUILDING	482,000	434,500
Inf2	PHY 100				DETACHED	1,100	1,000
					OTHER	0	0
					TOTAL	809,000	749,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		1,000	1.10	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/5/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/5/2014	
STYLE	4	1.10	CAPE [100%]	REVIEW	3/28/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	642,711		
NET AREA	3,047	DETAIL ADJ	1.086	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,544	1958	205.12	316,706	CONDITION ELEM CD			
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,503	1958	186.53	280,362	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	216		14.90	3,218	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	E	BIG	N	BUILT-IN GARAGE	572		46.41	26,545	KITCHEN			
				FLOOR COVER	99	N/A	1.00	G	WDK	N	WOOD DECK	18		38.39	691	BATHS			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT			
				HEATING/COOLING	11	HW/COOL AIR	1.04											ELECT	
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1990 / 32
STORIES	1.75	1.00															COND	25 25 %	
ROOMS	7	1.00															FUNC	0	
BEDROOMS	4	1.00															ECON	0	
BATHROOMS	2	1.00															DEPR	25 % GD 75	
# 1/2 BATHS	1	1.00															RCNLD	\$482,000	
TOT FIXTURES	8	\$6,950																	
# UNITS	1	1.00																	