

Key: 2306

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.217

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SNOW DAVID C & CYNTHIA A TRS 36 MANN HILL RD SCITUATE, MA 02066				27-7-7-0				36 MANN HILL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
SNOW DAVID C & CYNTHIA A				12/03/2018	F	100 (127841)						
SNOW CYNTHIA A & DAVID C				04/15/2010	QS	512,500 (114520)						
CASEY JAMES M & SHEILA S				07/08/1983	QS	130,000 (67835)						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,914	NS 1.00	100	1.00	374,000	1.38	100	1.00	R03	0.85	330,380

LAND

TOTAL	27,914 SF	ZONING	FRNT	139	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	330,400	318,000
Infl1	FACTOR 100				BUILDING	650,000	577,900
Infl2	PHY 100				DETACHED	1,200	1,100
					OTHER	0	0
					TOTAL	981,600	897,000

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	SHED 10 X 12		120	13.93	1,200

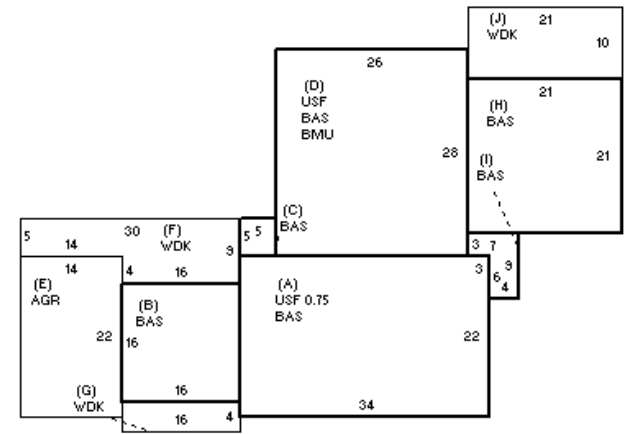


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/11/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/11/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	5/28/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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	%
19-216	04/04/2019	2	ADDITIONS	45,500	07/11/2019	JD	100	5
19-216	04/04/2019	2	ADDITIONS	45,500	05/28/2020	JD	100	100
16-57	02/09/2016	2	ADDITIONS	131,000	06/27/2016	SJ	100	90
16-57	02/09/2016	2	ADDITIONS	131,000	07/07/2017	SJ	100	100
16-57	02/09/2016	6	CYCL GROWTH		11/28/2005		100	100



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YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	812,475		
NET AREA	3,532	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	2,243	1955	212.22	476,002	CONDITION ELEM CD			
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,289	1955	192.99	248,762	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	D	BMU	N	BSMT UNFINISHED	728		52.20	38,005	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	AGR	N	ATT GARAGE	308		50.98	15,702	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	488		38.40	18,739	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT	U			
				HEATING/COOLING	11	HW/COOL AIR	1.04	ODS	O	OUT DOOR SHOWER	1		1,535.00	1,535	ELECT	U			
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2002 / 20
STORIES		1.75	1.00															COND	18 18%
ROOMS		8	1.00															FUNC	0
BEDROOMS		4	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	20 % GD 80
# 1/2 BATHS		0	1.00															RCNLD	\$650,000
TOT FIXTURES		6	\$5,491																
# UNITS		1	1.00																