Key: 2307

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,218

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KICHEFSKI TODD ALLEN & KRISTEN MARIE 30 MANN HILL RD SCITUATE, MA 02066	27-7-8-0	30 MANN HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KICHEFSKI TODD ALLEN &	07/29/2016	QS	520,000	(123815)
HUGHES WALTER T & YVONNE	01/01/1973	QS		(50059)
HEALD ROSS L AND MARIANNE	01/01/1961	XX		(C00028946)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

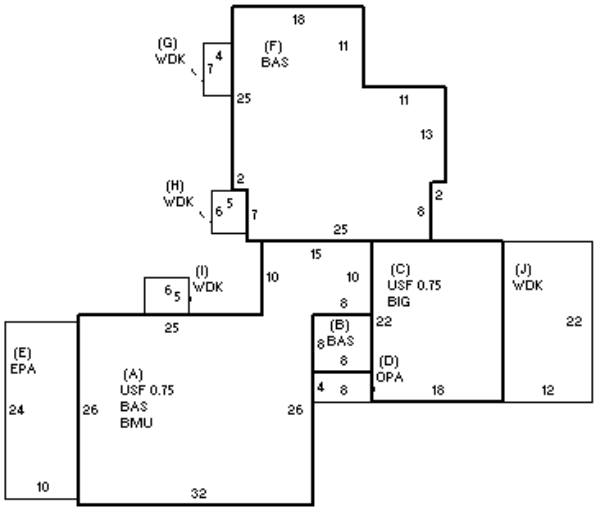
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-879	12/10/2020	3	ALTERATIONS	12,000	04/05/2021	JD	100	100
20-412	07/21/2020	2	ADDITIONS	228,000	04/05/2021	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,362	NS 1.00	100 1.00	100 1.00	374,000	1.24	100 1.00	R03 0.85			334,190

TOTAL	31,362 SF	ZONING		FRNT	165
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	334,200	321,700
BUILDING	755,600	672,500
DETACHED	900	800
OTHER	0	0
TOTAL	**1,090,700**	**995,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	16X8		128	13.66	900

PHOTO 04/05/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/5/2021	JD
LIST	4/5/2021	EST
REVIEW	3/28/2011	KT

YEAR BLT	1927	SIZE ADJ	1.000
NET AREA	2,857	DETAIL ADJ	1.155
$NLA(RCN)	$281	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$11,180
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	982		52.14	51,206
+	USF	L	UPPER STORY FIN	1,034	1927	219.93	227,407
+	BAS	L	BASE AREA	1,046	1927	241.84	252,967
C	BIG	N	BUILT-IN GARAGE	396		59.73	23,652
D	OPA	N	OPEN PORCH	32		56.65	1,813
E	EPA	N	ENCLOSED PORCH	240		99.22	23,813
F	BAS	L	BASE AREA	777	2021	241.84	187,912
+	WDK	N	WOOD DECK	352		42.24	14,869
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	803,882

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2016 / 6	
COND	6 6 %	
FUNC	0	
ECON	0	
DEPR	6	% GD 94
RCNLD		$755,600