

Key: 2309

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.220

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WASSERMAN ALAN & SHARI 12 MANN HILL ROAD SCITUATE, MA 02066				27-7-9-0				12 MANN HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WASSERMAN ALAN & SHARI				06/29/1987	QS	330,000	7822-71				
LANGER VICTOR R AND SALLY				12/01/1982	XX		5252-345				
TERRELL GEORGE W AND PATS				01/01/1971	XX		3614-476				

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 %
20-404	07/15/2020	3	ALTERATIONS	42,814	07/12/2021	JD	100 100
09-599	12/21/2009	3	ALTERATIONS	14,500	07/15/2010	SJ	100 100
08-195		3	ALTERATIONS	20,000	06/24/2008	SJ	100 100
92-5981	07/01/1992	3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100

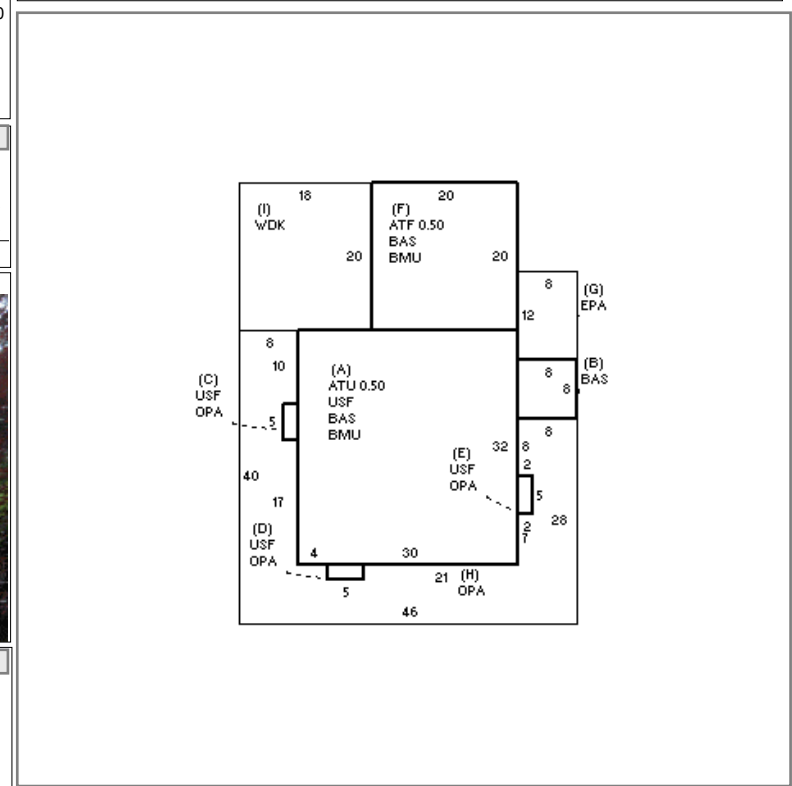
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.202	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	3,400

TOTAL	1.120 Acres		ZONING	FRNT	228	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE			LAND	346,800	334,000
Inf1	FACTOR 100			BUILDING	519,700	462,400		
Inf2	PHY 100			DETACHED	1,300	1,200		
				OTHER	0	0		
				<b>TOTAL</b>	<b>867,800</b>	<b>797,600</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	14X10		140	13.34	1,300



BLDG COMMENTS  
OTHER FIX=2 SINKS



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2021	JD								TOTAL RCN	812,090							
MODEL	1		RESIDENTIAL	LIST	7/12/2021	EST								CONDITION ELEM		CD						
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	KT								EXTERIOR	A							
QUALITY	+	1.10	AVG +/GOOD - [100%]								INTERIOR	A										
FRAME	1	1.00	WOOD FRAME [100%]								KITCHEN	A										
							FOUNDATIONS	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,360	47.93	65,186	BATHS	A			
							EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	990	236.17	233,804	HEAT	A			
							ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	480	40.70	19,536	ELECT	A			
							ROOF COVER	3	ASBESTOS	1.00	+	BAS	L	BASE AREA	1,424	259.70	369,808	EFF.YR/AGE		1968 / 54		
							FLOOR COVER	12	COMB	1.00	+	OPA	N	OPEN PORCH	784	56.65	44,414	COND	36	36 %		
							INT FINISH	1	PLASTER	1.00	F	ATF	L	ATTIC FINISH	200	167.79	33,559	FUNC	0			
							HEATING/COOLING	2	HOT WATER	1.02	G	EPA	N	ENCLOSED PORCH	96	99.22	9,525	ECON	0			
							FUEL SOURCE	2	GAS	1.00	I	WDK	N	WOOD DECK	360	42.24	15,206	DEPR	36	% GD 64		
														F22	O	FPL 2S 2OP	1	12,435.50	12,436	RCNLD		\$519,700
														GEN	O	GENERATOR	1	0.00				