

Key: 2834

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.741

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WESTELMAN RICHARD J & SHERRY L 114 MANN HILL RD SCITUATE, MA 02066				22-11-1-0				114 MANN HILL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WESTELMAN RICHARD J & SHE				08/31/2005	QS	1,040,000	31259-193					
BURKARTH ROBERT AND MELIN				10/30/2003	G	985,000	26921-147					
SULLIVAN JOSEPH JR & LIND				04/16/1993	QS	310,000	11780-322					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,263	NS 1.00	100	1.00	990,000	1.46	100	1.00	WV6	2.25	869,600

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 %
96-422	12/01/1996	7	OTHERS		09/20/2006		100 100
96-422	09/01/1996	3	ALTERATIONS				100 100
96-422	09/01/1996	3	ALTERATIONS				100 100

TOTAL	26,267 SF	ZONING		FRNT	317	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND	869,600	808,100
Inf1	FACTOR 100		BUILDING	380,400	331,600			
Inf2	PHY 100		DETACHED	400	400			
			OTHER	0	0			
			TOTAL	1,250,400	1,140,100			

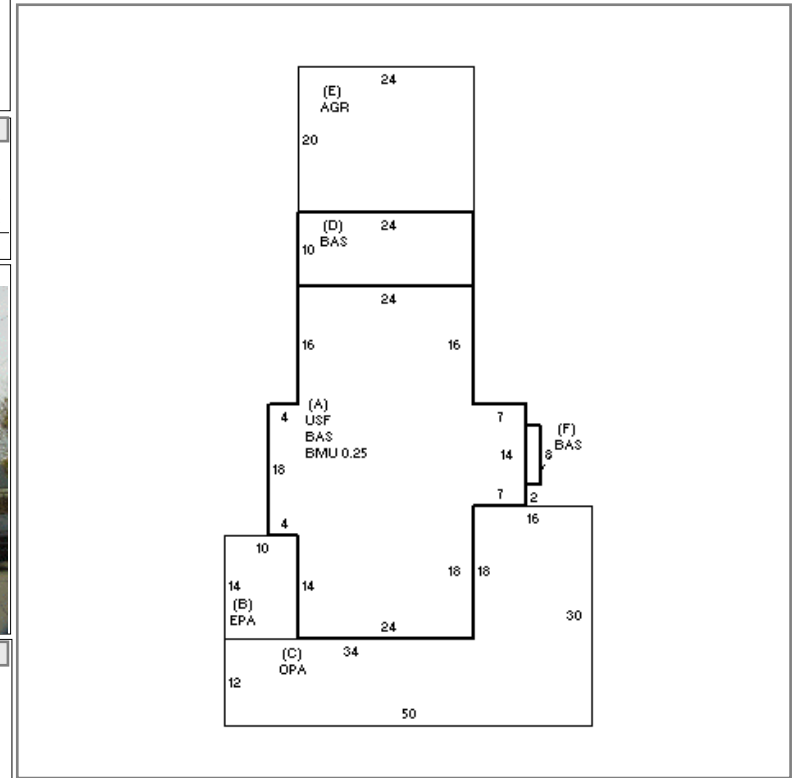
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400



PHOTO 11/06/2003

BLDG COMMENTS
sales review

BUILDING	CD	ADJ	DESC	MEASURE	4/7/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,900	DETAIL ADJ	1.212
\$NLA(RCN)	\$364	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		11	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$8,145
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	331		88.41	29,264
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,322	1900	293.07	387,444
ROOF SHAPE	2	HIP	1.00	B	EPA	N	ENCLOSED PORCH	140		126.28	17,679
ROOF COVER	2	WOOD SHINGLES	1.01	C	OPA	N	OPEN PORCH	888		72.10	64,025
FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,578	1900	322.27	508,549
INT FINISH	99	N/A	1.00	E	AGR	N	ATT GARAGE	480		62.36	29,932
HEATING/COOLING	1	FORCED AIR	1.00	F21	O		FPL 2S 1OP	1		11,534.60	11,535
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	1,056,573
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$380,400