

Key: 2837

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.744

LEGAL

LAND

DETACHED

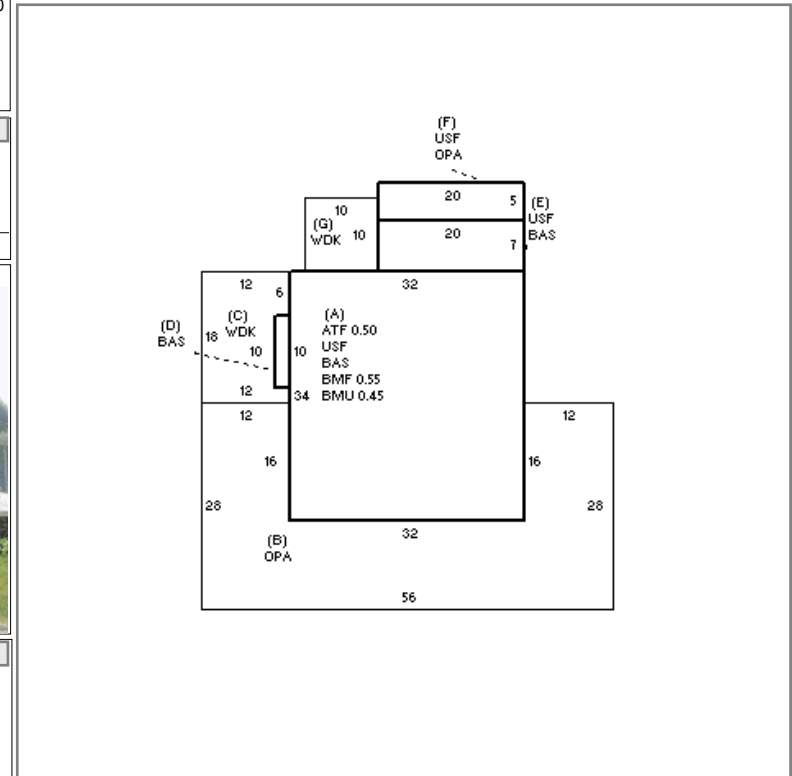
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DURKIN JOHN T & SHELANNE 106 MANN HILL RD SCITUATE, MA 02066				22-11-2-0				106 MANN HILL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DURKIN JOHN T & SHELANNE				12/03/2021	QS	1,985,000	56117-73					
LAGROTTERIA EILEEN O'NEIL				09/04/2012	F	1 41896-294						
LAGROTTERIA GREGORY				06/18/1999	F	17573-332						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	880,000	1.00	100	1.00	WV5	2.00	808,080
300	A	0.117	NS 1.00	100	1.00	39,600	1.00	100	1.00	WV5	2.00	4,630

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	%
22-0120	02/02/2022	3	ALTERATIONS	156,000	06/22/2022	JD	100	100
21-60	02/22/2021	7	OTHERS		03/15/2022	JD	100	100
		3	ALTERATIONS		03/25/2004	PJB	100	100
02-518	09/06/2002	3	ALTERATIONS				100	100

TOTAL	1.036 Acres		ZONING	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		N O T E C/W 3...			LAND	812,700	739,100
Infl1	FACTOR 100			BUILDING	969,000	800,900		
Infl2	PHY 100			DETACHED	31,900	30,400		
				OTHER	0	0		
						<b>TOTAL</b>	<b>1,813,600</b>	<b>1,570,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G	1.20 30 0.70	GRG 30 X 28	1906	840	54.29	31,900



BUILDING	CD	ADJ	DESC	MEASURE	6/22/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/22/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
OTHER FIX=SINK  
MLS

YEAR BLT	1906	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,126,689			
NET AREA	3,120	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	490		64.48	31,595	CONDITION ELEM	CD			
\$NLA(RCN)	\$361	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	598		90.52	54,130	EXTERIOR	V			
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	1,328	1906	293.35	389,565	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	544	1906	208.42	113,380	KITCHEN	V			
				FLOOR COVER	24	COMB	1.00	+	OPA	N	OPEN PORCH	1,156		72.10	83,348	BATHS	V			
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	296		53.76	15,912	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02	+	BAS	L	BASE AREA	1,248	1906	322.58	402,574	ELECT	U			
				FUEL SOURCE	2	GAS	1.00		F32	O	FPL 3S 2OP	1		17,435.60	17,436					
									ODS	O	OUT DOOR SHOWER	1		2,298.80	2,299					
																		EFF.YR/AGE	2008 / 14	
																		COND	14 14 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	14 % GD 86	
																		RCNLD	\$969,000	