

Key: 2844

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.750

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEWIS COLLEEN O & JAMES 119 MANN HILL RD SCITUATE, MA 02066				22-8-9-0				119 MANN HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LEWIS COLLEEN O & JAMES				06/19/2018	F	1 49934-272					
LEWIS COLLEEN O				07/15/2005	F	1 30934-347					
LEWIS JAMES P & COLLEEN				07/24/1997	F	1 15345-349					

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 %
17-536	08/22/2017	6	CYCL GROWTH		04/04/2022	JD	100 100
		3	ALTERATIONS	18,705	03/06/2018	JD	100 100
		2	ADDITIONS		05/11/2005	SJ	100 100
03-276	05/23/2003	2	ADDITIONS	32,000	07/12/2004	SJ	100 100
96-554	11/01/1996	3	ALTERATIONS				100 100

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	990,000	1.00	100	1.00	WV6	2.25	909,090
300	A	0.602	NS 1.00	100	1.00	44,550	1.00	100	1.00	WV6	2.25	26,820

TOTAL	1.520 Acres	ZONING	FRNT	621	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	935,900	1,063,600
Infl1	FACTOR 100		BUILDING	731,900	650,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,667,800	1,714,300

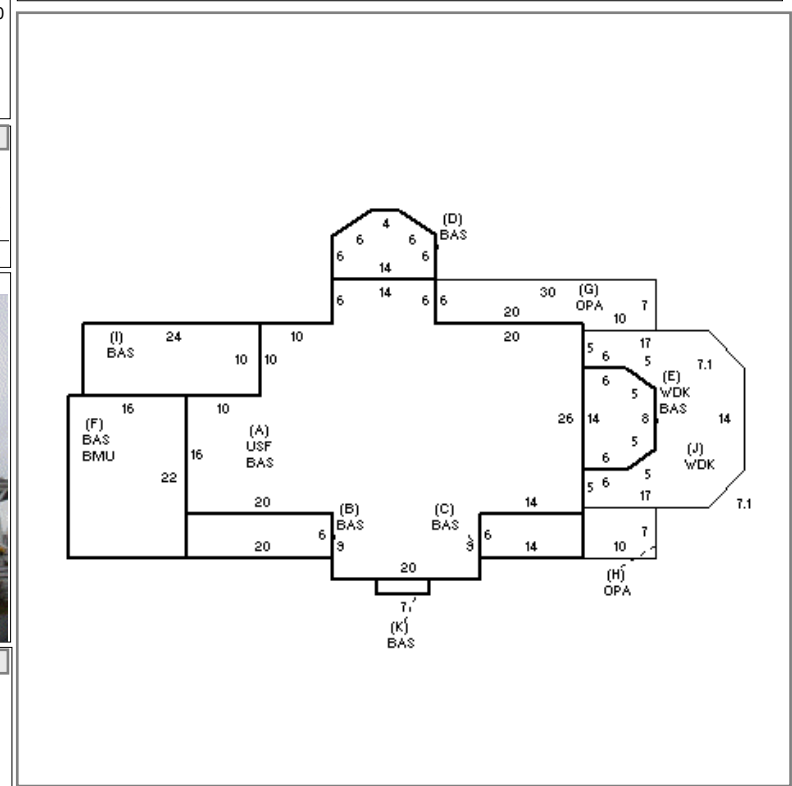
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/06/2003

NDV 6 2003

BUILDING	CD	ADJ	DESC	MEASURE	4/7/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/6/2018	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,187	DETAIL ADJ	1.200	FOUNDATION	5	BRICK/STONE	1.00
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
				ROOF SHAPE	8	OTHER	1.00
				ROOF COVER	1	ASPH SHINGLES	1.00
				FLOOR COVER	24	COMB	1.00
				INT FINISH	1	PLASTER	1.00
				HEATING/COOLING	1	FORCED AIR	1.00
				FUEL SOURCE	2	GAS	1.00



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S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,143,578
+	BAS	L	BASE AREA	2,619	1880	262.27	686,882	CONDITION ELEM CD	
A	USF	L	UPPER STORY FIN	1,568	1880	238.51	373,976	EXTERIOR	A
F	BMU	N	BSMT UNFINISHED	352		75.78	26,675	INTERIOR	A
+	OPA	N	OPEN PORCH	260		61.80	16,068	KITCHEN	A
+	WDK	N	WOOD DECK	503		46.08	23,178	BATHS	A
	F21	O	FPL 2S 1OP	1		9,886.80	9,887	HEAT	A
								ELECT	A

EFF.YR/AGE	1968 / 54
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$731,900