

Key: 2847

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.753

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GOULDING RICHARD A JR & ROBERTA A 102 MANN HILL ROAD SCITUATE, MA 02066		22-11-4-0		102 MANN HILL RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GOULDING RICHARD A JR & DRUM HARLEN & EDNA		07/31/1989	QS	300,000	9273-130
MCVEY ALICE M		01/01/1961	QS		2756-270
		01/01/1943	XX		1836-135

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	%
99-364	07/18/1999	2	ADDITIONS				100	100
91-78	03/01/1991	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,949	NS	1.00	100	1.00	100	1.00	1.00	WV5	2.00	780,100

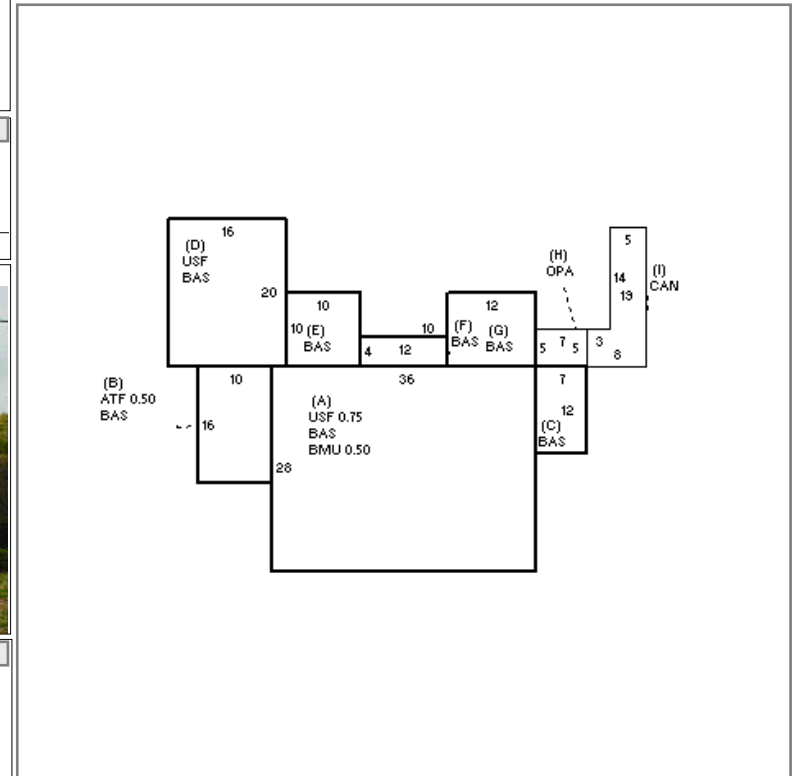
TOTAL	28,949 SF	ZONING	FRNT	505	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	780,100	709,200
Inf1	FACTOR 100		BUILDING	531,800	473,200		
Inf2	PHY 100		DETACHED	9,200	8,800		
			OTHER	0	0		
					TOTAL	1,321,100	1,191,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	40 0.60 GARAGE		360	40.89	8,800
S/V	A	1.00	SV 1.00 SHED		400	1.10	400



BUILDING	CD	ADJ	DESC	MEASURE	8/30/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/31/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- VG TO PLUS



YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	2,996	DETAIL ADJ	1.111
\$NLA(RCN)	\$240	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		0	1.00
TOT FIXTURES		9	\$8,799
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	718,651
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	504		66.45	33,493		
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,076	1935	210.15	226,117		
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,840	1935	231.08	425,194		
ROOF COVER	2	WOOD SHINGLES	1.01	B	ATF	L	ATTIC FINISH	80	1935	149.31	11,945		
FLOOR COVER	99	N/A	1.00	H	OPA	N	OPEN PORCH	35		56.67	1,983		
INT FINISH	99	N/A	1.00	I	CAN	N	CANOPY	110		18.70	2,057		
HEATING/COOLING	1	FORCED AIR	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
FUEL SOURCE	99	N/A	1.00										

CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$531,800	