Key: 2851

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,757

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RELIABLE CONSTRUCTION LLC c/o MALEK KHADZHEM 84 MANN HILL RD SCITUATE, MA 02066	22-11-5-A	84 MANN HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RELIABLE CONSTRUCTION LLC	11/30/2021	O	602,000	56094-87
ROGERS PATRICIA	01/01/1983	QS	109,800	5333-229
ROGERS LLOYD F AND PAMELA	01/08/1981	XX		4937-316

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

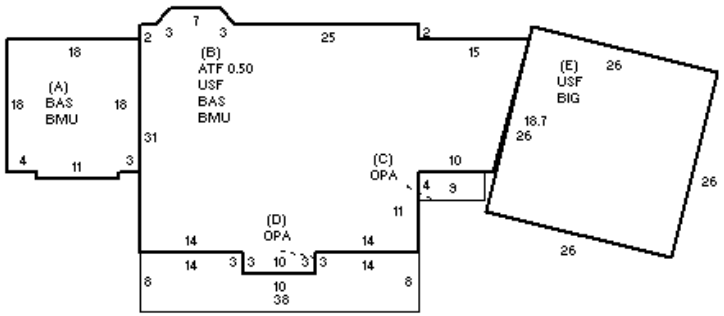
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0235		1	NEW CONST	500,000	08/30/2023	JD	80	80
22-0235	03/08/2022	1	NEW CONST	500,000	05/05/2022	JD	100	5
22-0235	03/08/2022	1	NEW CONST	500,000	11/02/2022	JD	100	70
90-164	04/01/1990	7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,377	NS 1.00	100 1.00	100 1.00	528,000	1.56	100 1.00	R05 1.20			460,710

TOTAL	24,377 SF	ZONING		FRNT	180
Ngh	NO. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	460,700	418,800
BUILDING	1,102,900	63,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,563,600**	**482,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/31/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.08	COLONIAL [78%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/5/2022	JD
LIST	11/2/2022	JD
REVIEW	11/2/2022	JD

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	4,646	DETAIL ADJ	1.108
$NLA(RCN)	$297	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	16	$19,855
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,789		57.70	103,229
A	BAS	L	BASE AREA	335	2022	279.91	93,769
B	BAS	L	BASE AREA	1,454	2022	279.91	406,983
B	USF	L	UPPER STORY FIN	1,454	2022	254.54	370,108
B	ATF	L	ATTIC FINISH	727	2022	180.85	131,478
+	OPA	N	OPEN PORCH	310		72.10	22,351
E	BIG	N	BUILT-IN GARAGE	676		63.96	43,238
E	USF	L	UPPER STORY FIN	676	2022	254.55	172,073
	GFP	O	GAS FIREPLACE	2		7,779.10	15,558

TOTAL RCN	1,378,642
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	20 uc
ECON	0
DEPR	20 % GD 80
RCNLD	$1,102,900