

Key: 2876

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.782

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
ADAMS DANIEL J TR & JENNIFER R TR 111 MANN HILL RD SCITUATE, MA 02066				22-12-7-0				111 MANN HILL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ADAMS DANIEL J TR & DANE HOWARD F & EILEEN A				02/24/2017	O	750,000	48141-149					
PAGANI ROBERT E & DEBORAH				07/01/1994	QS	354,000	12994-49					
				05/10/1993	QS	340,000	11844-225					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,411	NS	1.00	1.00	880,000	1.14	1.00	1.00	WV5	2.00	794,090

LAND

TOTAL	34,411 SF	ZONING	FRNT	618	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	794,100	721,900
Inf1	FACTOR 100				BUILDING	784,900	698,400
Inf2	PHY 100				DETACHED	0	0
				OTHER	0	0	
				TOTAL	1,579,000	1,420,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

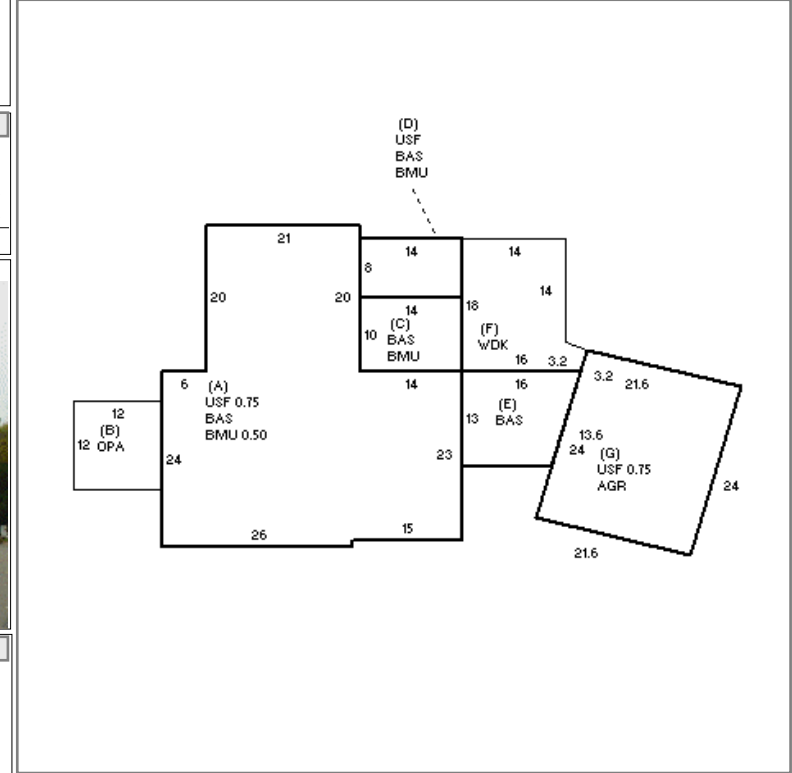


CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
17-234	04/24/2017	3	ALTERATIONS	81,000	06/29/2017	SJ	100 90
07-701	11/26/2007	3	ALTERATIONS	4,632	05/28/2008	SJ	100 100
95-109	03/15/1995	3	ALTERATIONS				100 100
91-485		3	ALTERATIONS				100 100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/8/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/31/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
OTHER FIX=SHOWER & 2 SINKS



G

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	934,404		
NET AREA	3,365	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	947		57.49	54,445	CONDITION ELEM	CD		
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,542	1953	228.42	352,228	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	144		61.80	8,899	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,823	1953	251.18	457,904	KITCHEN	V		
				FLOOR COVER	99	N/A	1.00	F	WDK	N	WOOD DECK	261		46.08	12,026	BATHS	V		
				INT FINISH	99	N/A	1.00	G	AGR	N	ATT GARAGE	518		52.44	27,166	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,886.80	9,887	ELECT	U			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2006 / 16
STORIES		1.75	1.00															COND	16 16 %
ROOMS		8	1.00															FUNC	0
BEDROOMS		4	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	16 % GD 84
# 1/2 BATHS		1	1.00															RCNLD	\$784,900
TOT FIXTURES		11	\$11,849																
# UNITS		1	1.00																