

Key: 4034

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.852

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MANNING JOHN T & SHEILA M LE 10 OLD COLONY WAY SCITUATE, MA 02066				38-7-1-F				10 OLD COLONY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MANNING JOHN T & SHEILA M				02/18/2022	F	1 (133462)					
MANNING JOHN T & SHEILA				01/01/1979	QS	(60862)					
SEE ROBERT H & ELIZABETH				01/01/1978	XX	(C00059274)					

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	%
12-337	06/18/2012	3	ALTERATIONS	3,000	07/30/2013	SJ	100	100
		7	OTHERS				100	100

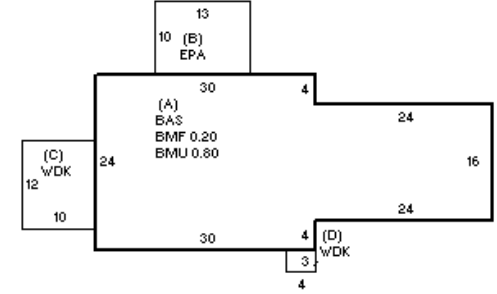
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	13,029	SC	1.00	100	1.00	100	1.00	356,400	2.79	90	0.90	R03	0.90		297,060

TOTAL	13,029 SF	ZONING	INFL3=COMMUTER RAIL	FRNT	284	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	297,100	285,100		
Infl1	FACTOR 100			BUILDING	213,300	197,700		
Infl2	PHY 100			DETACHED	1,200	300		
				OTHER	0	0		
TOTAL				511,600	483,100			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X10		120	13.93	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	304,741		
NET AREA	1,104	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	883		45.89	40,520	CONDITION ELEM	CD		
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	221		64.42	14,237	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,104	1959	200.86	221,746	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	130		90.20	11,726	KITCHEN	G		
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	132		38.40	5,069	BATHS	G		
				INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS	G			
				HEATING/COOLING	2	HOT WATER	1.02	GEN	O	GENERATOR	1		0.00		HEAT	A			
				FUEL SOURCE	2	GAS	1.00								ELECT	A			
																		EFF.YR/AGE	1973 / 49
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$213,300