

Key: 5122

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.868

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SOTER K & CRAIG ET AL C/O PATRICIA A CRAIG 28 EDDIE ST QUINCY, MA 02169-1312				33-5-5-0				21 MANOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SOTER K & CRAIG ET AL				02/01/2017	F		1 48071-263				
CRAIG ARTHUR J				03/31/1986	QS		6671-92				
CRAIG DOROTHY M AND ARTHU				01/20/1982	XX		5103-242				

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	%

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R03	0.90	363,640
300	A	0.252	SC 1.00	100	1.00	17,820	1.00	100	1.00	R03	0.90	4,490

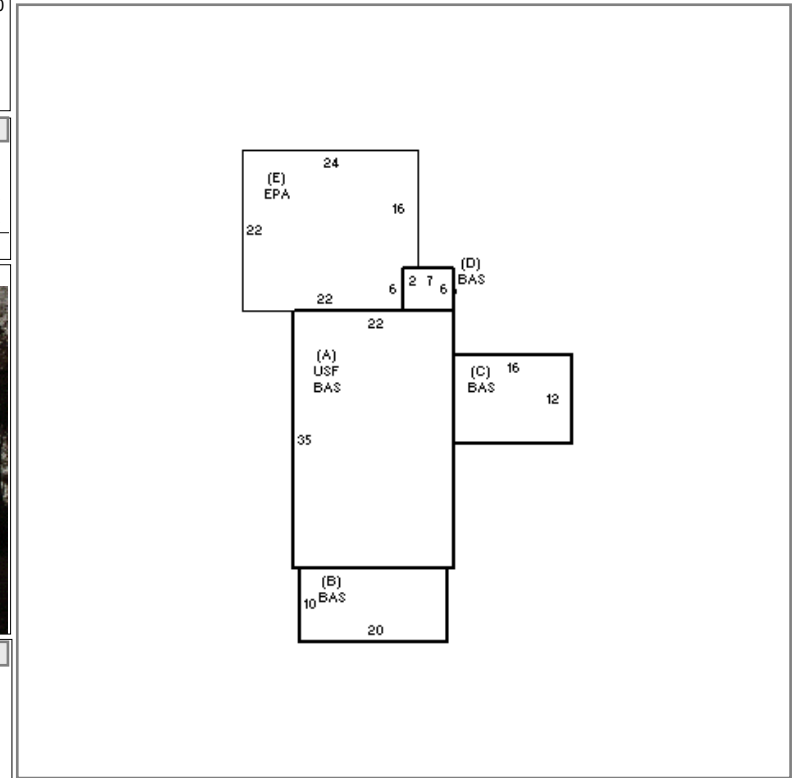
TOTAL	1.170 Acres	ZONING		FRNT	160	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	368,100	353,500		
Inf1	FACTOR 100		BUILDING	166,900	158,400			
Inf2	PHY 100		DETACHED	8,100	7,700			
				OTHER	0	0		
				TOTAL	543,100	519,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	60 0.40		440	43.01	7,600
SHF	A	1.00	30 0.70		40	17.03	500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/7/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/7/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,441	
NET AREA	1,974	DETAIL ADJ	1.162	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,204	1900	258.13	310,786	CONDITION ELEM	CD	
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	770	1900	234.74	180,750	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	E	EPA	N	ENCLOSED PORCH	516		99.22	51,197	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1949 / 73
																	COND	70 70 %
																	FUNC	0
																	ECON	0
																	DEPR	70 % GD 30
																	RCNLD	\$166,900