

Key: 5281

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.027

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
16 PORTER ROAD MANNING REALTY TRUST				45-2-79-A				16 PORTER RD			
16 PORTER RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				16 PORTER ROAD MANNING RE				09/12/2018	F	100	50281-260
				MANNING PETER J				02/10/2012	QS	430,000	40962-236
				GREENLEE SEAN T & MARIJA				03/07/2007	QS	490,000	34211-303

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	%
17-737	11/16/2017	3	ALTERATIONS	9,600	07/25/2018	JD	100	100
07-229		3	ALTERATIONS	5,000	07/18/2007	SJ	100	100
04-782	11/29/2004	3	ALTERATIONS	28,000	06/28/2005	SJ	100	100
00-604	12/11/2000	2	ADDITIONS				100	100

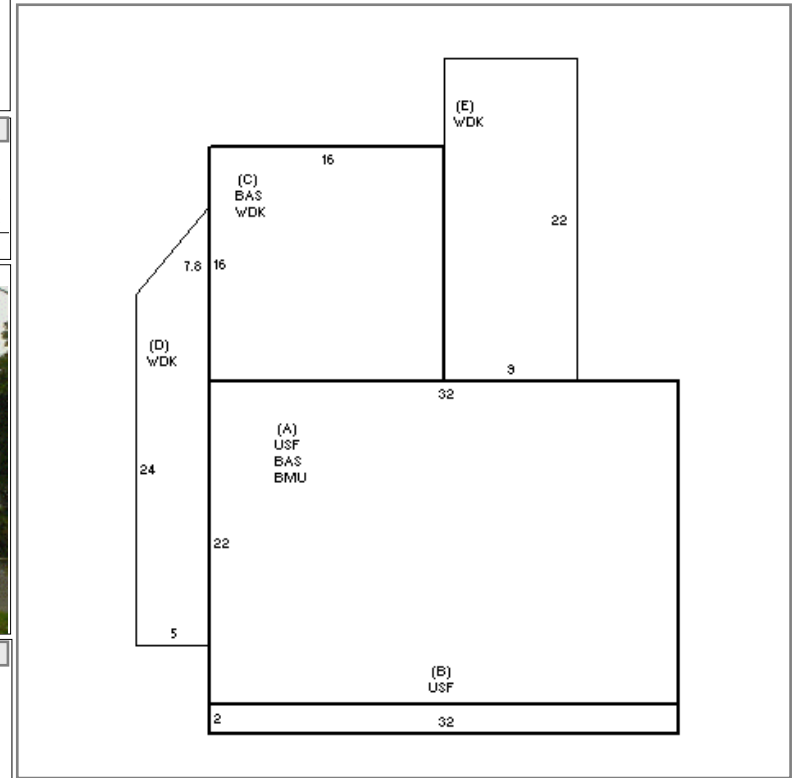
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,300	HBR 1.00	100	1.00	660,000	3.48	100	1.00	WV3		542,670

TOTAL	10,300 SF	ZONING	FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	542,700	460,500		
Inf1	FACTOR 100		BUILDING	221,800	213,400		
Inf2	PHY 100		DETACHED	1,800	1,700		
			OTHER	0	0		
			TOTAL	766,300	675,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	12X10		16.71	1,800



BLDG COMMENTS
FY12 FR- GOOD TO AVG



BUILDING	CD	ADJ	DESC	MEASURE	7/25/2018	JD
MODEL	1		RESIDENTIAL	LIST	7/25/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,728	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	704		52.84	37,196	
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	960	1959	213.65	205,104	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	768	1959	194.29	149,216
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	589		38.40	22,618	
ROOMS	8	1.00		FLOOR COVER	14	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	
BEDROOMS	4	1.00		INT FINISH	1	PLASTER	1.00									
BATHROOMS	1	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03									
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00									
TOT FIXTURES	5	\$4,120														
# UNITS	1	1.00														

TOTAL RCN	426,493
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$221,800