

Key: 5567

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.294

LEGAL

LAND

DETACHED

BUILDING

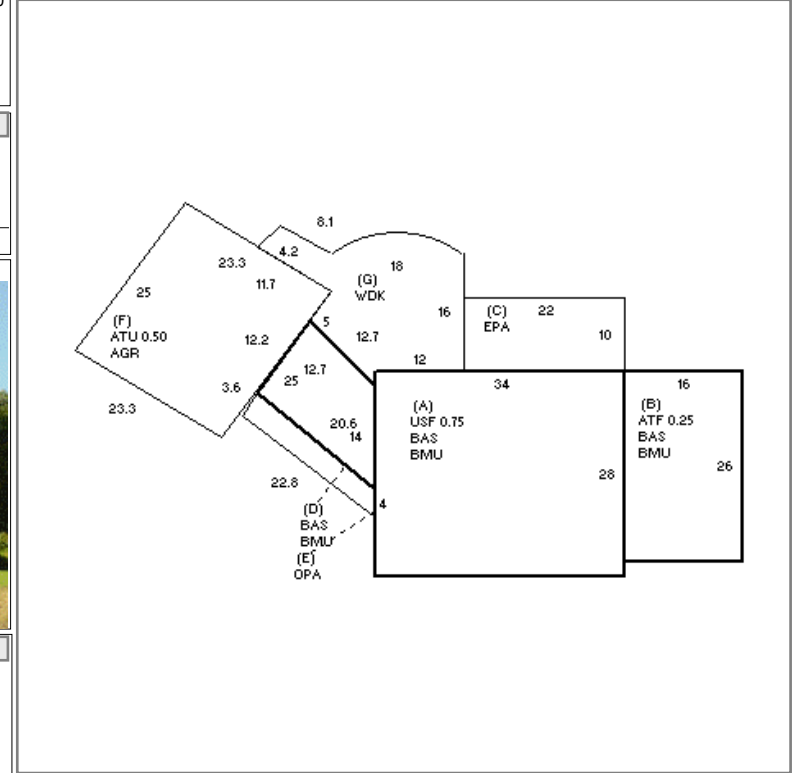
CURRENT OWNER				PARCEL ID				LOCATION			
PRICE GORDON A & DENISE A & PRICE TYLER A				20-2-19-B				48 MANN LOT RD			
48 MANN LOT RD SCITUATE, MA 02066				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
				PRICE GORDON A & DENISE A		03/11/2011	F	1	39742-106		
				PRICE GORDON A & DENISE		01/01/1983	QS	35,500	5464-329		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-140	03/29/2011	1	NEW CONST	174,000	05/25/2011	SJ	100	25
11-140	03/29/2011	1	NEW CONST	174,000	09/11/2012	SJ	100	100
		2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	3,982	NS 1.00	100	1.00	6,732	1.00	W40	0.40	R03	0.85	26,810

TOTAL	4.900 Acres	ZONING	FRNT	137	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	370,200	357,800		
Inf1	FACTOR 100		BUILDING	607,800	540,700		
Inf2	PHY 100		DETACHED	17,500	16,700		
			OTHER	383,400	345,100		
			TOTAL	1,378,900	1,260,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600
LBN	-	0.90	30 0.70	24 X 36	2003	864	16,900



BUILDING	CD	ADJ	DESC	MEASURE	9/11/2012	SJ
MODEL	1		RESIDENTIAL	LIST	6/14/2001	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/24/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	789,331
NET AREA	2,375	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,557		50.82	79,132		
\$NLA(RCN)	\$332	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,557	1984	265.97	414,113		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	714	1984	241.87	172,694		
				ROOF COVER	2	WOOD SHINGLES	1.01	B	ATF	L	ATTIC FINISH	104	1984	171.84	17,872		
				FLOOR COVER	13	COMB	1.00	C	EPA	N	ENCLOSED PORCH	220		108.24	23,813		
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	73		61.81	4,512		
				HEATING/COOLING	2	HOT WATER	1.02	F	AGR	N	ATT GARAGE	580		51.12	29,650		
				FUEL SOURCE	99	N/A	1.00	F	ATU	N	ATTIC UNF	290		44.40	12,876		
								G	WDK	N	WOOD DECK	349		46.08	16,082		
								F21	O		FPL 2S 1OP	1		9,886.80	9,887		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1995 / 27
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$607,800

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PRICE GORDON A & DENISE A & PRICE TYLER A				20-2-19-B				48 MANN LOT RD			
48 MANN LOT RD				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
SCITUATE, MA 02066											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

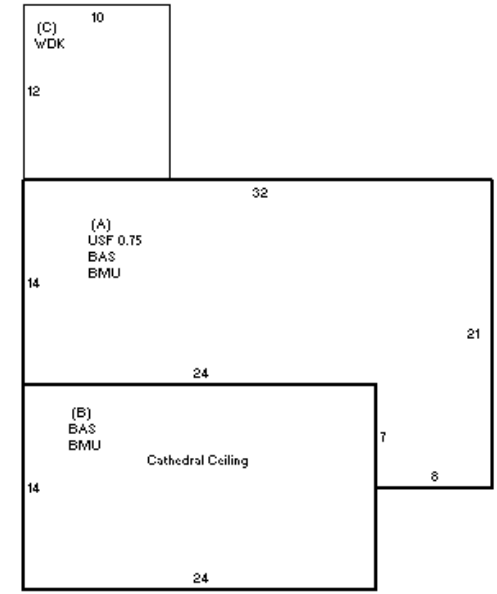
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	383,400	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/29/2011
MODEL	1		RESIDENTIAL	LIST	6/30/2012
STYLE	4	1.10	CAPE [100%]	REVIEW	
QUALITY	G	1.20	GOOD [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	430,829	
NET AREA	1,218	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	840		59.66	50,118	CONDITION ELEM	CD	
\$NLA(RCN)	\$354	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	840	2011	306.38	257,359	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	378	2011	278.62	105,318	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	120		46.08	5,530	KITCHEN		
				FLOOR COVER	12	COMB	1.00		BMG	O	BSMT GARAGE	2		2,989.20	5,978	BATHS		
				INT FINISH	2	DRYWALL	1.00									HEAT		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT		
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.75	1.00															
ROOMS		4	1.00															
BEDROOMS		1	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$6,526															
# UNITS		1	1.00															

EFF.YR/AGE	2011 / 11	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD	\$383,400	