

Key: 5676

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.402

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BROCKMANN ROBERT J JR TR & SARAH J & SUCCESSORS				22-11-6-0				78 MANN HILL RD			
78 MANN HILL RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				BROCKMANN ROBERT J JR TR				08/22/2022	F	1 (134369)	
				BROCKMANN ROBERT J & SARA				01/31/2012	K	240,000 (117016)	
				ROMAN CATHOLIC ARCHBISHOP				01/01/1963	QS	(320900)	

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 %
SS14-03		5	SPLIT/SUB/LA		04/22/2012		100 100

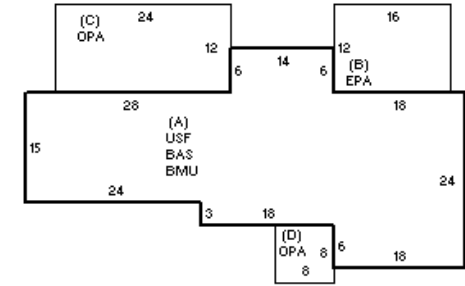
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,000	NS 1.00	100	1.00	528,000	1.47	100	1.00	R05	1.20	463,370

TOTAL	26,000 SF	ZONING	FRNT	596	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	463,400	421,200
Inf1	FACTOR 100		BUILDING	460,000	409,300		
Inf2	PHY 100		DETACHED	6,900	6,600		
			OTHER	0	0		
					TOTAL	930,300	837,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		500	45.99	6,900



BLDG COMMENTS
FY12 FR- COLONIAL TO CONV

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/22/2012	SJ
MODEL	1		RESIDENTIAL	LIST		EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/24/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1929	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	718,805		
NET AREA	2,400	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,200		49.41	59,296	CONDITION ELEM	CD		
\$NLA(RCN)	\$300	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,200	1929	263.10	315,723	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,200	1929	239.26	287,115	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	192		99.22	19,050	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	352		56.65	19,941	BATHS	A		
				INT FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$460,000