

Key: 5680

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.406

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MACCORMACK EDWARD F & DIANE M 89 MANN HILL RD SCITUATE, MA 02066				21-1-3-0				89 MANN HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACCORMACK EDWARD F & DIA				03/23/2007	O	495,000	34278-204				
BONWITT MAURA C				06/16/2004	F		1 28447-76				
BONWITT JOHN F & MAURA TR				08/16/2001	F		20378-89				

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	%
07-544	09/12/2007	3	ALTERATIONS	60,000	05/28/2008	SJ	100	100

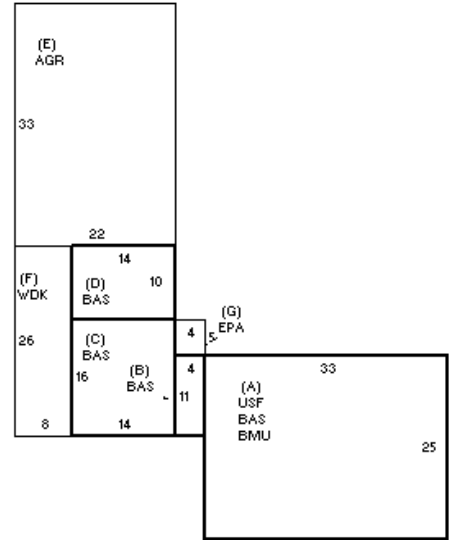
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,021	NS 1.00	100	1.00	528,000	1.52	100	1.00	R05	1.20	461,750

TOTAL	25,003 SF	ZONING	FRNT	259	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	461,800	419,800
Inf1	FACTOR 100		BUILDING	423,900	392,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		885,700	812,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/15/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/15/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/24/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	572,888
NET AREA	2,058	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	825		55.02	45,388		
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	825	1953	210.56	173,715		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,233	1953	231.54	285,494		
				ROOF COVER	2	WOOD SHINGLES	1.01	E	AGR	N	ATT GARAGE	726		44.73	32,471		
				FLOOR COVER	14	COMB	1.00	F	WDK	N	WOOD DECK	208		42.24	8,786		
				INT FINISH	1	PLASTER	1.00	G	EPA	N	ENCLOSED PORCH	20		99.22	1,984		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	FPL	2S 1OP	1		9,062.90	9,063		
				FUEL SOURCE	99	N/A	1.00	FPL	O	FIREPLACE		1		8,594.30	8,594		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$423,900

UNIT