

Key: 5683

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.408

LEG
AL
LAND

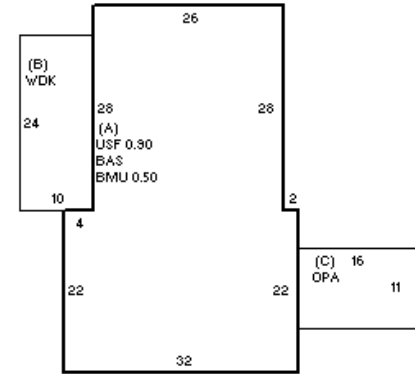
CURRENT OWNER				PARCEL ID				LOCATION			
VIKTOR ANDREAS H & CAROL G TRS 95 MANN HILL RD SCITUATE, MA 02066				21-1-4-0				95 MANN HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
VIKTOR ANDREAS H & CAROL				11/17/2020	F	100	53833-65				
VIKTOR ANDREAS H & CAROL				08/18/2020	F	1	53268-331				
VIKTOR ANDREAS H & CAROL				07/13/2020	F	100	53063-226				

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	%
19-130	03/01/2019	3	ALTERATIONS	13,000	07/09/2019	JD	100	100
18-529	08/14/2018	3	ALTERATIONS	20,250	04/02/2019	JD	100	100
97-683	12/05/1997	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,173	NS	1.00	100	1.00	100	1.00	R05	1.20		450,030

TOTAL	18,165 SF	ZONING	FRNT	162	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	450,000	409,100
Infl1	FACTOR 100		BUILDING	506,900	451,200		
Infl2	PHY 100		DETACHED	1,000	900		
			OTHER	0	0		
TOTAL						957,900	861,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 14 X 8		112	14.21	1,000



BUILDING	CD	ADJ	DESC	MEASURE	4/2/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/9/2019	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	3/24/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Extra Shower

DET
ACHED

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YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	684,970				
NET AREA	2,721	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	716		57.75	41,348	CONDITION ELEM CD					
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,432	1950	231.86	332,019			EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,289	1950	210.85	271,785			INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	240		42.24	10,138			KITCHEN	V		
				FLOOR COVER	14	COMB	1.00	C	OPA	N	OPEN PORCH	176		56.65	9,970			BATHS	V		
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063			HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00											ELECT	A		
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	1984 / 38		
																		COND	26 26 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	26 % GD 74		
																		RCNLD	\$506,900		