

Key: 5783

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.509

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
NOTARANGELO PAUL J & SHARON M				25-5-19-F				140 MANN LOT RD				
140 MANN LOT RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				NOTARANGELO PAUL J & ALEXANDER MARY JO				05/31/2018	QS	499,000	49864-307	
				ALEXANDER MARY JO &				05/31/2018	F	1	49864-304	
				ALEXANDER MARY JO &				11/06/2015	QS	460,000	46251-8	

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 %
00-554	11/15/2000	3	ALTERATIONS				100 100

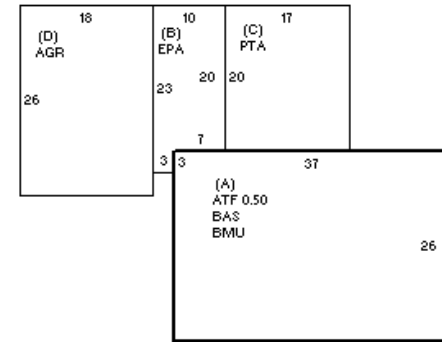
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 WS	1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.112 WS	1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	1,880

DETACHED

TOTAL	1.030 Acres	ZONING	FRNT	152	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	345,300	314,000
Infl1	FACTOR 100		BUILDING	325,500	289,600		
Infl2	PHY 100		DETACHED	7,700	7,100		
			OTHER	0	0		
			TOTAL		678,500	610,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8 X 12	2006	96	14.95	1,100
S/V	A	1.00	SV 1.00 IPV	1975	6,000	1.10	6,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/8/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/8/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/11/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	417,278		
NET AREA	1,443	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	962		47.70	45,887	CONDITION ELEM	CD		
\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	962	1948	242.19	232,991	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	481	1948	156.48	75,269	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	209		90.20	18,852	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	C	PTA	N	PATIO	340		14.90	5,066	BATHS	G		
				INT FINISH	1	PLASTER	1.00	D	AGR	N	ATT GARAGE	468		44.85	20,990	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1			7,281.00	7,281	ELECT	U		
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1			5,556.00	5,556				
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$325,500