

Key: 7298

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.975

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MANNING HARRIET I 89 WENDELL PK MILTON, MA 02186				71-1-3-0				122 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANNING HARRIET I				02/24/2017	F	1 48140-42					
MANNING HARRIET I &				02/05/2009	E	1 36769-236					
MANNING M JOSEPH & IRENE				01/01/1953	QS	2208-89					

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 %
89-433	08/07/1989	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	14,450 HUM	1.00	100	1.00	100	1.00	748,000	2.53	100	1.00	WF7 1.70	627,560

TOTAL	14,462 SF	ZONING	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	627,600	536,900		
Inf1	FACTOR 100		BUILDING	148,900	139,900		
Inf2	PHY 100		DETACHED	10,500	10,000		
			OTHER	0	0		
			TOTAL	787,000	686,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 20 0.80		1989	240	54.75	10,500



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/28/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/9/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1947	SIZE ADJ	1.000
NET AREA	1,397	DETAIL ADJ	1.089
\$NLA(RCN)	\$296	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$4,792
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	792	1947	260.60	206,393
A	USF	L	UPPER STORY FIN	605	1947	236.99	143,376
C	AGR	N	ATT GARAGE	370		52.78	19,528
D	OPA	N	OPEN PORCH	224		56.65	12,690
E	WDK	N	WOOD DECK	40		42.24	1,690
F	PTA	N	PATIO	988		16.39	16,193
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	413,724
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$148,900

