

Key: 7688

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.360

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MENINO LISA MARIE & THOMAS M J 8 MAPLECROFT RD CANTON, MA 02021				73-6-3-0				5 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MENINO LISA MARIE & THOMA				11/16/2006	QS	515,000 (109832)					
MCMANAMA STEVEN M & CHRIS				08/01/1997	QS	200,000 (91834)					
BROWN MARK S & CAROL A				10/13/1992	QS	83685					

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	%
15-008	01/06/2015	3	ALTERATIONS	45,000	08/26/2015	SJ	100	100
07-134		3	ALTERATIONS	10,000	09/09/2009	SJ	10	100
07-134		3	ALTERATIONS		08/20/2008	SJ	10	100
07-134		3	ALTERATIONS	10,000	09/13/2007	SJ	10	10
91-207	05/01/1991	3	ALTERATIONS				100	100

LEGAL LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	HUM 1.00	100	1.00	100	1.00	594,000	6.92	100	1.00	WV3 1.35	471,780

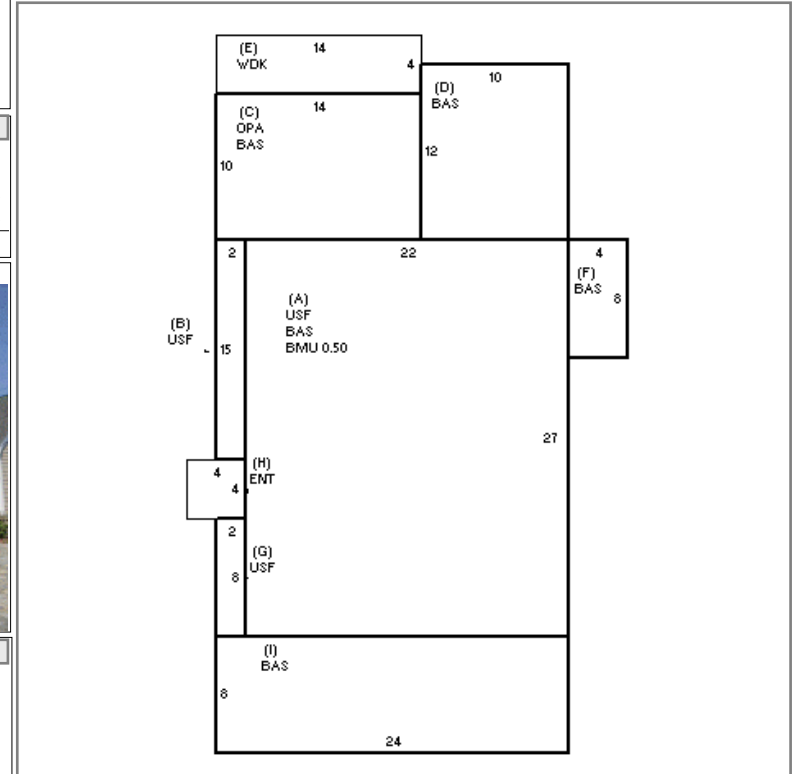
TOTAL	5,009 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	471,800	428,900		
Inf1	FACTOR 100		BUILDING	307,300	285,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	779,100	714,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- CONV TO COLONIAL



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/27/2015	SJ
MODEL	1		RESIDENTIAL	LIST	8/27/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,718	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7		1.00	FLOOR COVER	14	COMB	1.00
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	6	\$4,896					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	297		63.15	18,756
+	USF	L	UPPER STORY FIN	640	1950	192.60	123,265
+	BAS	L	BASE AREA	1,078	1950	211.79	228,310
C	OPA	N	OPEN PORCH	140		51.50	7,210
E	WDK	N	WOOD DECK	56		38.39	2,150
H	ENT	N	ENCLOSED ENTRY	16		97.69	1,563
FPL	O		FIREPLACE	1		7,813.00	7,813

TOTAL RCN	393,963
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1998 / 24
COND	21 21%
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$307,300