

Key: 7693

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.365

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
MCMANAMA JOHN C & BLAIR JUDITH 217 POND ST JAMAICA PLAIN, MA 02130		73-6-8-0	15 OCEAN DR		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		07/31/2013	QS	390,000	(119396)
		03/15/2013	U	210,000	(118736)
		05/30/1997	QS	125,000	(91485)

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	%
17-590	09/12/2017	3	ALTERATIONS	29,000	06/13/2018	JD	100	100
13-148	03/26/2013	3	ALTERATIONS	23,500	09/04/2013	SJ	100	100
89-128	04/06/1989	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	5,009	HUM 1.00	100	1.00	100	1.00	594,000	6.92	100	1.00	471,780

TOTAL	5,009 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	471,800	428,900		
Inf1	FACTOR 100		BUILDING	147,800	131,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	619,600	560,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

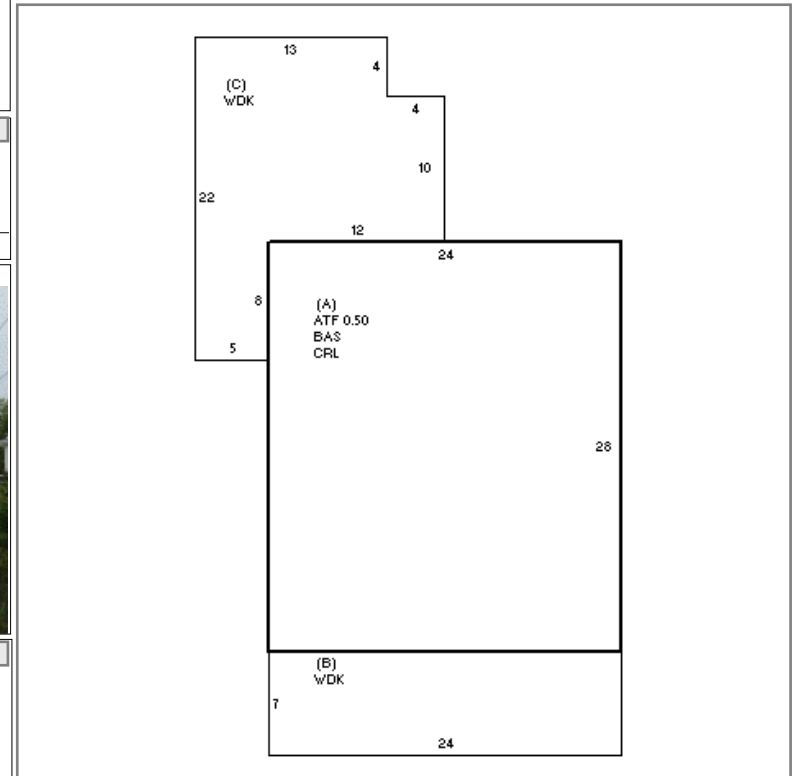


BLDG COMMENTS

FY12 FR- CAPE TO COTT/BUNG

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/4/2013	SJ
MODEL	1		RESIDENTIAL	LIST	9/4/2013	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	202,404		
NET AREA	1,008	DETAIL ADJ	0.831	FOUNDATION	2	SLAB	0.95	A	CRL	N	BSMT CRAWL	672		11.99	8,060	CONDITION ELEM	CD		
\$NLA(RCN)	\$201	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	672	1945	197.77	132,903	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	336	1945	127.78	42,935	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	430		38.40	16,512	KITCHEN			
				FLOOR COVER	14	COMB	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT			
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1980 / 42
STORIES		1.5	1.00															COND	27 27 %
ROOMS		5	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	27 % GD 73
# 1/2 BATHS		0	1.00															RCNLD	\$147,800
TOT FIXTURES		3	\$1,994																
# UNITS		1	1.00																