

Key: 982

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 916

LEGAL

LAND

DETACHED

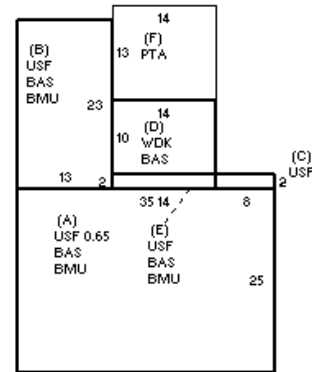
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MAZMANIAN BRIAN G & JILL A 88 STOCKBRIDGE RD SCITUATE, MA 02066				49-1-1-0				88 STOCKBRIDGE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MAZMANIAN BRIAN G & JILL				11/13/2020	QS	805,000	53816-1					
VENTRESCO JOSEPH R				11/02/2017	QS	726,000	49133-176					
SWAN JASON C & KRISTIN A				05/26/2004	QS	625,000	28303-26					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,144	HBR 1.00	100	1.00	616,000	1.15	100	1.00	R02	1.40	555,370

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	%
23-0764	08/29/2023	3	ALTERATIONS	17,000				0
		7	OTHERS		07/05/2018	JD	100	100
14-349	06/27/2014	3	ALTERATIONS					100
		6	CYCL GROWTH		05/21/2013			100
12-067	02/13/2012	3	ALTERATIONS	1,750	08/08/2012	SJ	100	100

TOTAL	34,144 SF	ZONING	FRNT	174	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE C/W 1A. . . Lot size corrected	LAND	555,400	468,800		
Inf1	FACTOR 100		BUILDING	520,600	463,300		
Inf2	PHY 100		DETACHED	29,500	28,000		
			OTHER	0	0		
		TOTAL		1,105,500	960,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 GARAGE	1957	462	47.09	13,100
CTA	A	1.00	40 0.60 TENNIS COURT		1	24,469.30	14,700
PTD	A	1.00	40 0.60 15X24		360	7.64	1,700



BUILDING	CD	ADJ	DESC	MEASURE	7/2/2018	JD
MODEL	1		RESIDENTIAL	LIST	7/2/2018	JD
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	7/20/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1828	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	667,377		
NET AREA	2,254	DETAIL ADJ	1.184	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,202		49.37	59,338	CONDITION ELEM	CD		
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	912	1828	233.69	213,126	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,342	1828	256.97	344,860	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	140		42.24	5,914	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	F	PTA	N	PATIO	182		16.39	2,983	BATHS	G		
				INT FINISH	1	PLASTER	1.00	F23	O	FPL 2S 3OP	1		17,072.00	17,072	HEAT	A			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	FPL	O	FIREPLACE	1		8,594.30	8,594	ELECT	U			
				FUEL SOURCE	1	OIL	1.00	GFP	O	GAS FIREPLACE	1		6,111.60	6,112					
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$520,600