Key: 1104

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,053

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FOUNTAINE VINCENT M & KIM 52 PIN OAK DR SCITUATE, MA 02066	48-2-51-H	52 PIN OAK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FOUNTAINE VINCENT M & KIM	04/30/2004	QS	405,000	(105273)
MELIA EDWARD G & CARLENE	07/06/2001	QS	323,000	(C99572)
FALCONIERO LINDA MARIA	05/26/1995	QS	192,000	88049-

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

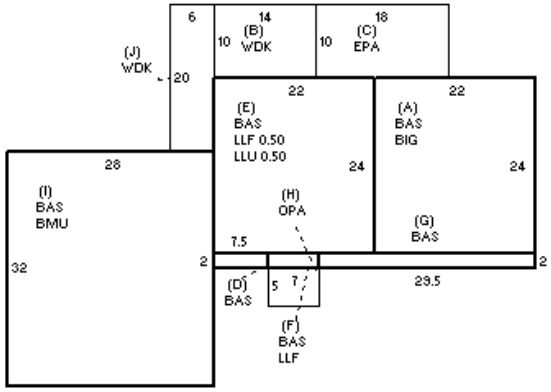
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-0023	01/05/2023	2	ADDITIONS	200,000	05/02/2023	JD	70	70
19-292	04/30/2019	2	ADDITIONS	3,860	08/19/2019	JD	100	100
15-396	06/30/2015	2	ADDITIONS	1,000	07/22/2016	SJ	100	100
99-4546	11/02/1999	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,900	SC 1.00	100 1.00	100 1.00	396,000	1.80	100 1.00	R04 0.90			341,140

TOTAL	20,900 SF	ZONING		FRNT	76
Ngh	SCITUATE	NOTE	IN M49. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	341,100	327,400
BUILDING	465,000	262,300
DETACHED	1,000	1,000
OTHER	0	0
TOTAL	**807,100**	**590,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	SHED 12 X 10		120	13.93	1,000

PHOTO 05/01/2023

BLDG COMMENTS

IN-LAW APT/LEGAL ACCESSORY DWELLING

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/15/2010	PL
LIST	11/15/2010	EST
REVIEW	5/2/2023	JD

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	2,318	DETAIL ADJ	1.040
$NLA(RCN)	$248	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$6,656
# UNITS	2	1.02

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	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	528		45.27	23,901
+	WDK	N	WOOD DECK	260		38.40	9,984
C	EPA	N	ENCLOSED PORCH	180		90.20	16,236
+	BAS	L	BASE AREA	1,144	1965	200.82	229,734
E	LLU	N	LOWER LEVEL UNF	264		58.30	15,392
+	LLF	L	LOWER LEVEL FIN	278	1965	138.51	38,507
H	OPA	N	OPEN PORCH	35		51.51	1,803
I	BMU	N	BSMT UNFINISHED	896		48.71	43,644
I	BAS	L	BASE AREA	896	2023	200.82	179,932
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	574,028

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2017 / 5		
COND	5	5 %	
FUNC	14	uc	
ECON	0		
DEPR	19	% GD	81
RCNLD			$465,000