

Key: 11113

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.575

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRYSON JOHN P & JANET L 22 FOX VINE LN SCITUATE, MA 02066				25-2-6-J				22 FOX VINE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRYSON JOHN P & JANET L				01/09/2013	QS	625,000	(118525)				
HASELMAN JILL M & KEITH S				04/23/1999	QS	395,000	(95292)				
RHILINGER CAROL TRUSTEE				11/24/1998	QS	9,003,641	N/A-N/A				

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	%
22-1318	12/20/2022	3	ALTERATIONS	59,920	05/17/2023	NC	100	100
22-0212	03/02/2022	3	ALTERATIONS	44,786	06/21/2022	JD	100	100
02-011	01/10/2002	3	ALTERATIONS				100	100
98-641	12/18/1998	1	NEW CONST				100	100
96-514	10/01/1996	1	NEW CONST				100	100

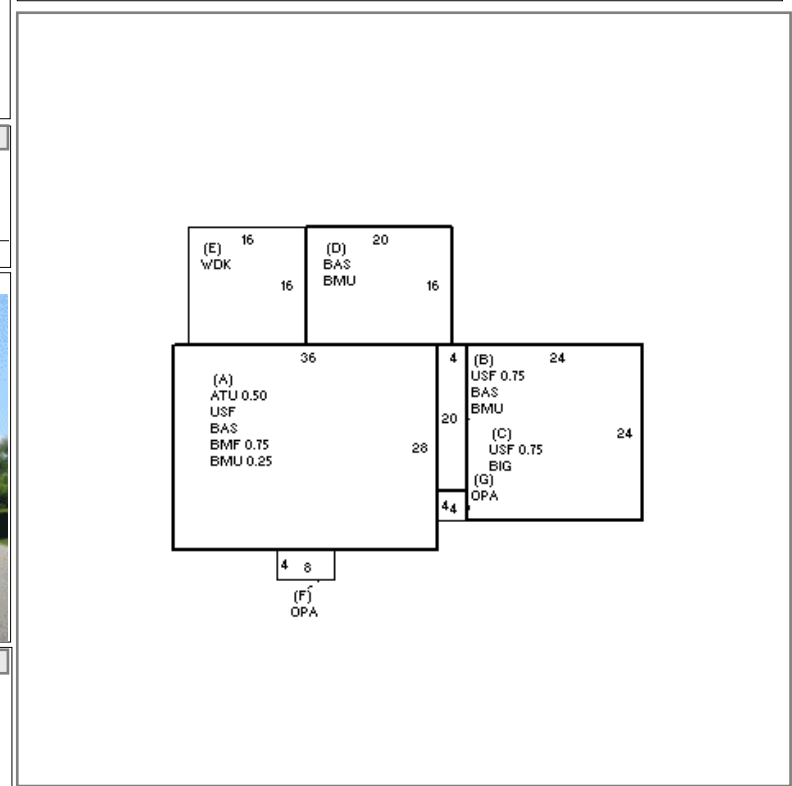
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	20,000	NS	1.00	100	1.00	1.00	440,000	1.87	100	1.00	R04	1.00	377,740

TOTAL	19,994 SF	ZONING	FRNT	88	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	377,700	343,400		
Inf1	FACTOR 100		BUILDING	666,600	609,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,044,300</b>	<b>953,200</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/21/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,908	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	652		47.56	31,009
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	756		66.77	50,475
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,408	1999	215.19	302,990
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,500	1999	195.69	293,541
				FLOOR COVER	13	COMB	1.00	A	ATU	N	ATTIC UNF	504		40.70	20,513
				INT FINISH	2	DRYWALL	1.00	C	BIG	N	BUILT-IN GARAGE	576		48.32	27,830
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	WDK	N	WOOD DECK	256		42.24	10,813
				FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	48		56.65	2,719
									FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	757,547
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$666,600