

Key: 11118

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.580

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PONICHTERA SANDRA 2 FOX VINE LN SCITUATE, MA 02066				25-2-6-0				2 FOX VINE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PONICHTERA SANDRA				06/07/2016	H		1 (123517)				
PONICHTERA ERIC P & SANDR				04/10/1998	QS	386,000	(93120)				

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	%
G22-1054	11/29/2022	3	ALTERATIONS	8,672	07/13/2023	JD	100	100
08-203	05/02/2008	3	ALTERATIONS	168,000	06/16/2008	SJ	100	100
08-203	05/02/2008	3	ALTERATIONS	168,000	06/25/2009	SJ	100	100
06-065	02/09/2006	3	ALTERATIONS	7,500	06/06/2005	SJ	100	100
97-331	06/01/1997	1	NEW CONST				100	100

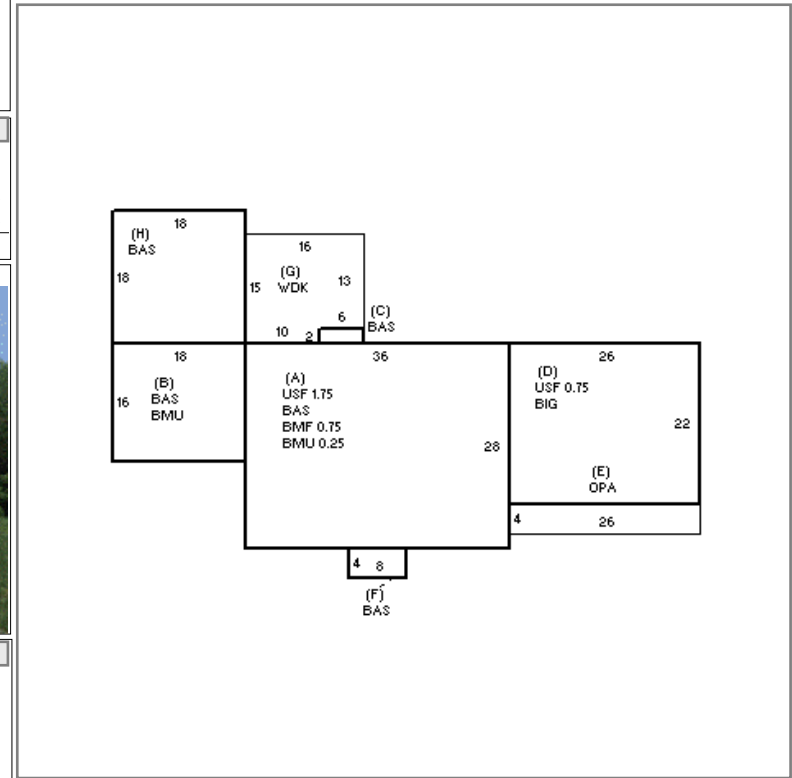
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS	1.00	100	1.00	100	1.00	R04	1.00		377,740

TOTAL	19,994 SF	ZONING	FRNT	72	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	744,000	657,500		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
					TOTAL	1,122,900	1,002,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10 X 12		120	13.93
							1,200



BUILDING	CD	ADJ	DESC	MEASURE	6/25/2009	SJ
MODEL	1		RESIDENTIAL	LIST	6/25/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/13/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,857	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	540		48.49	26,182
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	756		68.07	51,458
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,193	1998	187.34	410,839
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,340	1998	206.01	276,049
				FLOOR COVER	13	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	572		47.95	27,425
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	104		56.65	5,892
				HEATING/COOLING	2	HOT WATER	1.02	G	WDK	N	WOOD DECK	228		42.24	9,631
				FUEL SOURCE	2	GAS	1.00	H	BAS	L	BASE AREA	324	2008	206.01	66,746
								F11	O		FPL 1S 1OP	1		8,009.10	8,009
								GFP	O		GAS FIREPLACE	1		6,111.60	6,112

TOTAL RCN	896,421	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			U
ELECT			A
EFF.YR/AGE	2005 / 17		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD			\$744,000