

Key: 2121

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.048

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OBEID SEMAAN & MAKHLOUF ABEER 117 ANN VINAL RD SCITUATE, MA 02066				20-6-6-0				117 ANN VINAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OBEID SEMAAN & CHALET PROPERTIES III LLC				08/10/2020	QS	450,000	53225-1				
LEATE JOSEPH & RHONDA				11/13/2019	L	402,927	51937-253				
				10/05/2004	F	1	29204-331				

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 %
22-0619	06/14/2022	3	ALTERATIONS	5,000	11/09/2022	JD	100 100
03-090	03/13/2003	1	NEW CONST	143,000	09/27/2004	SJ	100 100
		4	DEMO				100 100
		1	NEW CONST				100 100
		7	OTHERS				100 100

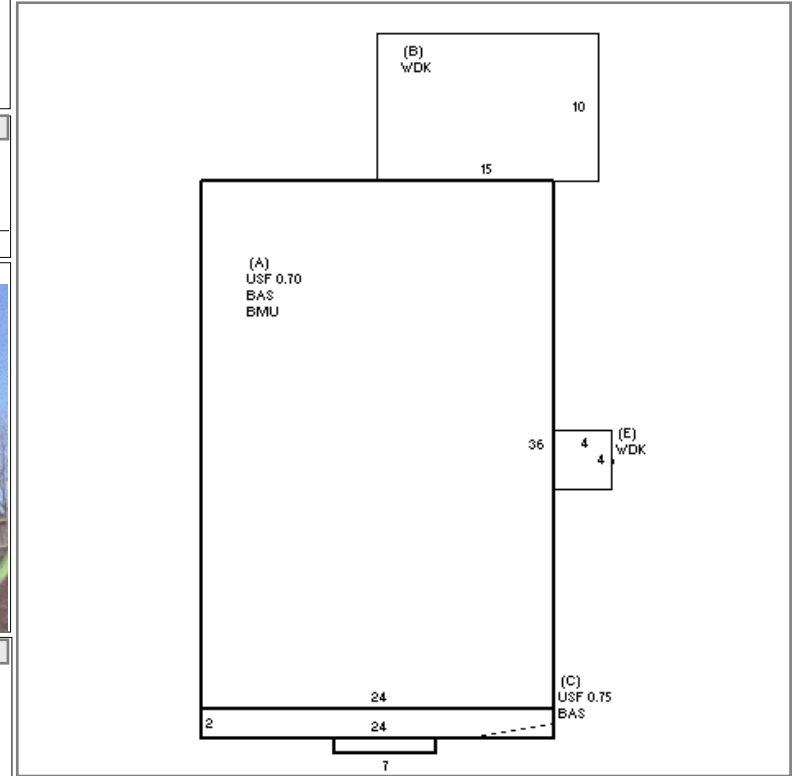
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,210	NS 1.00	100	1.00	299,200	1.57	80	0.80	R02	0.85	260,910

TOTAL	24,219 SF	ZONING	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE ... Infl3 = access	LAND	260,900	251,100		
Infl1	FACTOR 100		BUILDING	341,800	300,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
				<b>TOTAL</b>	<b>602,700</b>	<b>551,700</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
MLS



BUILDING	CD	ADJ	DESC	MEASURE	6/24/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/24/2021	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	11/9/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,560	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		49.26	42,558
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	641	2003	218.50	140,058
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	166		38.40	6,374
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	919	2003	240.27	220,808
				FLOOR COVER	25	COMB	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	422.031	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	A

EFF.YR/AGE	2003 / 19
COND	18 18%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$341,800