

Key: 2124

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.051

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MICKIEWICZ NANCY & MICHAEL E 127 ANN VINAL RD SCITUATE, MA 02066				20-6-9-0				127 ANN VINAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MICKIEWICZ NANCY & MICHAEL E				01/05/2022	QS	479,000	56275-323				
JJM ENTERPRISES LLC				07/08/2021	U	130,000	55281-211				
SAME CLOTH VENTURES LLC				01/31/2018	S	75,000	49464-287				

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	%
21-1237	09/07/2021	3	ALTERATIONS	70,000	06/09/2022	JD	100	95
21-1237	09/07/2021	3	ALTERATIONS	70,000	11/09/2022	JD	100	100
19-343	05/13/2019	3	ALTERATIONS	84,950	07/09/2019	JD	100	60
19-343	05/13/2019	3	ALTERATIONS	84,950	05/11/2020	JD	100	60
19-343	05/13/2019	3	ALTERATIONS	84,950	06/24/2021	JD	100	60

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	NS 1.00	100	1.00	299,200	3.01	80	0.80	R02	0.85	248,150

TOTAL	12,000 SF	ZONING	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E ...INFL. 3 = NARROW LOT. Land area changed to 12,000 for FY19			LAND	248,200	238,900
Infl1	FACTOR 100		BUILDING	190,200	169,500		
Infl2	PHY 100		DETACHED	0	0		
					OTHER	0	0
					TOTAL	438,400	408,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/09/2022
									

BUILDING	CD	ADJ	DESC	MEASURE	4/17/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/9/2022	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	11/9/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	237,700		
NET AREA	1,085	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,085	1940	203.63	220,942	CONDITION ELEM CD			
\$NLA(RCN)	\$219	OVERALL	1.000	EXT COVER	4	VINYL	1.00	C	OPA	N	OPEN PORCH	160		51.50	8,240	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	76		38.39	2,918	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	G		
				FLOOR COVER	24	COMB	1.00									BATHS	G		
				INT FINISH	2	DRYWALL	1.00									HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U		
				FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE 2002 / 20			
																	COND	18	18%
																	FUNC	0	
																	ECON	0	
																	DEPR	20	% GD 80
																	RCNLD	\$190,200	

