

Key: 2125

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.052

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COOMBS STEPHEN A PO BOX 138 SCITUATE, MA 02066				20-6-10-0				129 ANN VINAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COOMBS STEPHEN A				02/26/1998	A	12,000	15928-343				
COOMBS STEPHEN A & ALICE				04/23/1985	QS	36,000	6064-328				
WASSERMAN NORMAN				01/01/1979	XX		4435-489				

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	%
90-693	11/01/1990	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430

TOTAL	40,000 SF	ZONING		FRNT	62	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND	343,400	330,600
Infl1	FACTOR 100		BUILDING	50,900	47,800			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	394,300	378,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

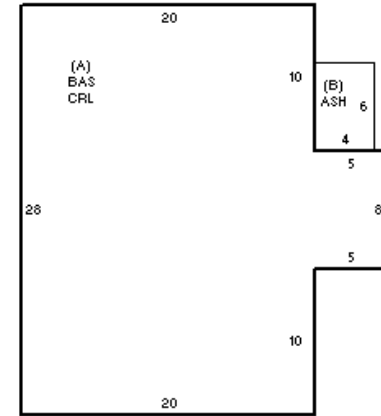


BLDG COMMENTS

FY12 FR- CONV TO COTTAGE.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/24/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	8/24/2021	JD
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	600	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	3	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	1	1.00		INT FINISH	99	N/A	1.00
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	3	\$1,836					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	600		11.28	6,766
A	BAS	L	BASE AREA	600	1940	220.44	132,267
B	ASH	N	ATT SHED	24		20.10	482

TOTAL RCN	141,351	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1952 / 70	
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36
RCNLD	\$50,900	