

Key: 2200

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.126

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
LUSTICK DANIEL & HONG EUN CHUNG 114 ANN VINAL RD SCITUATE, MA 02066				21-9-9-0				114 ANN VINAL RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				LUSTICK DANIEL & ROSSINI NICHOLAS A & SARA WALLING TIMOTHY & KELLY				06/30/2021	QS	650,000	55237-234		
				05/05/2017	QS	439,900	48390-68						
				08/27/2009	QS	365,000	37658-266						

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 %
22-0084	01/21/2022	3	ALTERATIONS	26,719	06/09/2022	JD	100 100
21-1576	12/20/2021	3	ALTERATIONS	3,635	06/09/2022	JD	100 100
94-323	07/19/1994	3	ALTERATIONS				100 100
		2	ADDITIONS				100 100

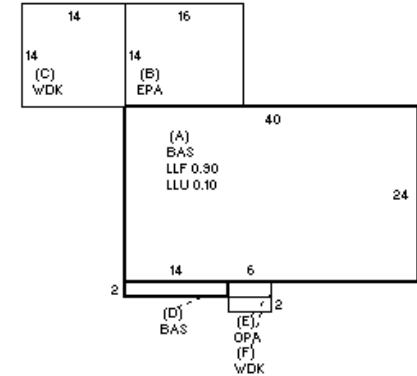
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	100	1.00	100	R02	0.85		343,430

TOTAL	40,000 SF	ZONING	FRNT	249	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	343,400	330,600
Inf1	FACTOR 100		BUILDING	312,300	278,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	655,700	608,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/9/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/9/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/28/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

INSTALL

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	367,411
NET AREA	1,852	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	96		58.81	5,646	CONDITION ELEM	CD
\$NLA(RCN)	\$198	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	864	1976	139.73	120,726	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	224		90.20	20,205	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	208		38.40	7,987	KITCHEN	G
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	988	1976	202.58	200,148	BATHS	G
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	12		51.50	618	HEAT	U
				HEATING/COOLING	1	FORCED AIR	1.00	F11	O		FPL 1S 1OP	1		7,281.00	7,281	ELECT	U
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES	1	1.00															
ROOMS	8	1.00															
BEDROOMS	4	1.00															
BATHROOMS	2	1.00															
# 1/2 BATHS	0	1.00															
TOT FIXTURES	6	\$4,800															
# UNITS	1	1.00															
																EFF.YR/AGE	2007 / 15
																COND	15 15%
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$312,300