

Key: 2201

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.127

LEGAL

LAND

DETACHED

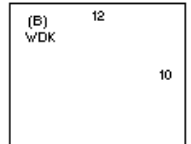
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KONECKO IAN A & KATHRYN A 110 ANN VINAL RD SCITUATE, MA 02066				21-9-8-0				110 ANN VINAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KONECKO IAN A & KATHRYN A				08/29/2017	F	100	48855-66				
KONECKO IAN A				08/27/2013	QS	374,900	43538-242				
STODDARD SHERRILL A				03/01/2001	F		19444-152				

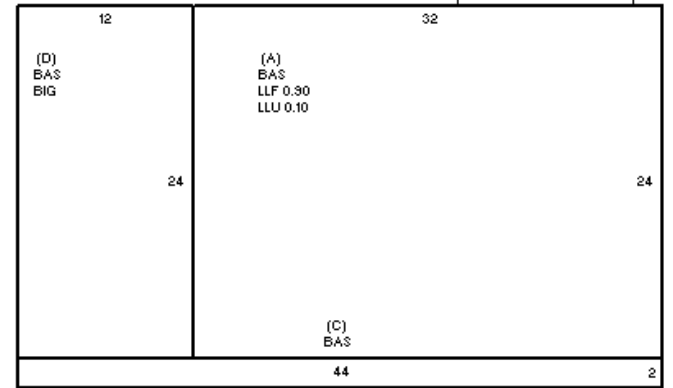
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
90-735	12/01/1990	3	ALTERATIONS				100	100

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	374,000	1.87	100	1.00	R02	0.85	321,080

TOTAL	19,994 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	321,100	309,100
Inf1	FACTOR 100		BUILDING	273,700	243,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>594,800</b>	<b>552,600</b>	



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/7/2013	SJ
MODEL	1		RESIDENTIAL	LIST	3/7/2013	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

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	374,923		
NET AREA	1,835	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	77		60.18	4,634				
\$NLA(RCN)	\$204	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	691	1973	142.97	98,792				
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	120		38.40	4,608				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,144	1973	207.28	237,123				
				FLOOR COVER	24	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	288		53.26	15,339				
				INT FINISH	2	DRYWALL	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347				
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	1	OIL	1.00												
																		TOTAL RCN	374,923
																		CONDITION ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	1980 / 42
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$273,700