Key: 2202

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,128

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
POWERS ERIC WILLIAM &	21-9-7-0	104 ANN VINAL RD
JENNIFER LEE FRANKLIN		
104 ANN VINAL RD		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
POWERS ERIC WILLIAM &	07/01/2016	QS	459,990	47134-178
HART JOHN J & SUSAN M TR	07/23/2013	F	100	43380-197
HART JOHN J & SUSAN M	08/28/1981	QS		5045-401

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	%
90-532	09/05/1996	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	20,000	NS 1.00	100 1.00	100 1.00	374,000	1.87	100 1.00	R02 0.85			321,080

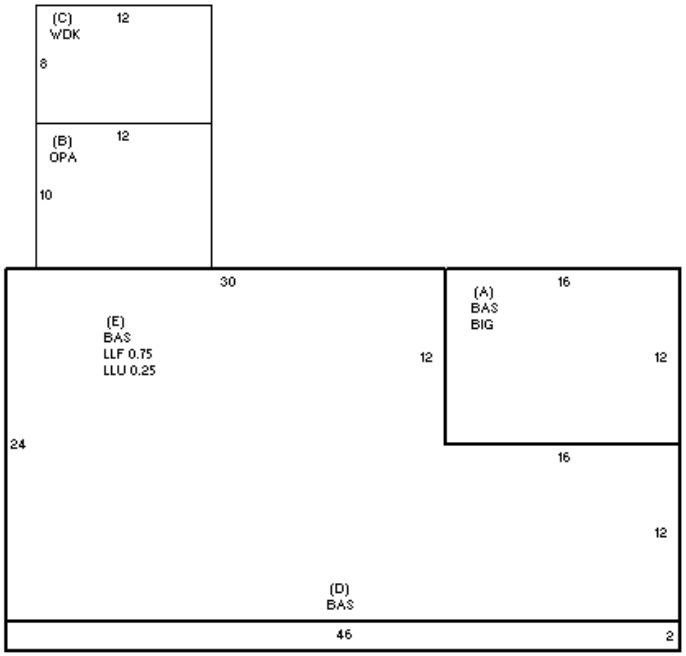
TOTAL	19,994 SF	ZONING		FRNT	188
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	321,100	309,100
BUILDING	299,900	266,900
DETACHED	0	0
OTHER	0	0
TOTAL	**621,000**	**576,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/31/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/7/2013	SJ
LIST	3/7/2013	EST
REVIEW	3/28/2011	KT

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,880	DETAIL ADJ	1.020
$NLA(RCN)	$207	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,080
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	192		63.02	12,100
B	OPA	N	OPEN PORCH	120		51.50	6,180
C	WDK	N	WOOD DECK	96		38.40	3,686
+	BAS	L	BASE AREA	1,196	1974	203.62	243,530
E	LLU	N	LOWER LEVEL UNF	228		59.11	13,478
E	LLF	L	LOWER LEVEL FIN	684	1974	140.45	96,066
	F12	O	FPL 1S 2OP	1		10,347.00	10,347

TOTAL RCN	389,467
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 27		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$299,900