

Key: 2207

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.130

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EMRG LLC 724 TEMPLE STREET DUXBURY, MA 02332				20-6-1-0				97 ANN VINAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EMRG LLC				08/13/2021	O	342,500	55476-190				
DAY ROBERT G				04/30/1991	QS		10255-79				
DAY ALICE L				01/01/1966	XX		3212-647				

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	%
21-1306	10/05/2021	3	ALTERATIONS	66,500	06/09/2022	JD	100	50
21-1306	10/05/2021	7	OTHERS	66,500	11/09/2022	JD	100	100

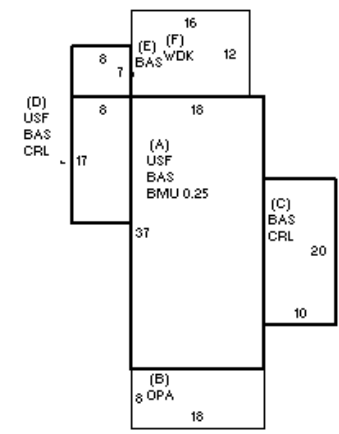
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	NS 1.00	100 1.00	100 1.00	374,000	1.73	100 1.00	R02	0.85		323,250

TOTAL	21,780 SF	ZONING	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE IN M21. . . .	LAND	323,300	311,200		
Inf1	FACTOR 100		BUILDING	392,300	185,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	715,600	496,600		

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	11/9/2022	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	11/9/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

G

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	490,404
NET AREA	1,860	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	167		60.46	10,096		
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	802	1900	227.37	182,348		
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	144		51.50	7,416		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	CRL	N	BSMT CRAWL	336		13.50	4,535		
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,058	1900	250.02	264,522		
				INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	192		38.40	7,373		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		8,239.00	8,239			
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	G
																BATHS	G
																HEAT	U
																ELECT	U
																EFF.YR/AGE	2002 / 20
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$392,300