

Key: 2209

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.132

LEGAL

LAND

DETACHED

BUILDING

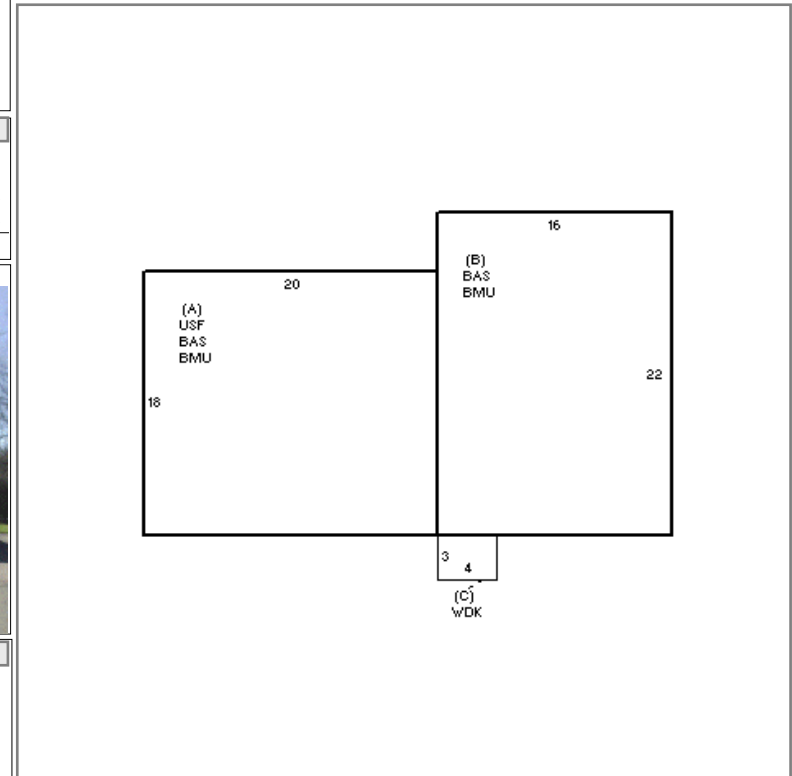
CURRENT OWNER				PARCEL ID				LOCATION			
MONTEIRO JOHN JR & CAROLINE 105 ANN VINAL ROAD SCITUATE, MA 02066				20-6-3-0				105 ANN VINAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MONTEIRO JOHN JR & CAROLI				01/01/1967	QS		3307-4				
FULTON OLIVE C ET AL				01/01/1966	XX		P0008-8539				
HENSON PEARL H				01/01/1948	XX		1981-8				

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	%
03-613	10/01/2003	7	OTHERS		11/09/2022	JD	100	100
89-362	07/01/1989	3	ALTERATIONS		07/06/2004		100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,200	NS	1.00	100	1.00	100	1.00	R02	0.85		308,960

TOTAL	11,200 SF	ZONING	NO. SCITUATE	FRNT	183	ASSESSED	LAND 309,000	CURRENT	309,000	PREVIOUS	297,400
Ngh	NO. SCITUATE	NOTE IN M21. . . .	LAND	142,200	BUILDING	2,600	DETACHED	200	OTHER	0	0
Inf1	FACTOR 100		TOTAL	453,800		364,300					
Inf2	PHY 100										

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12X10		120	13.93	800
SHF	A	1.00	50 0.50 10X10		100	14.74	700
PTD	A	1.00	40 0.60 14X15		210	8.58	1,100



BUILDING	CD	ADJ	DESC	MEASURE	11/9/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/9/2022	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/28/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	253,845	
NET AREA	1,072	DETAIL ADJ	0.839	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	712		52.58	37,439	CONDITION ELEM	CD	
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96	+	BAS	L	BASE AREA	712	1900	195.96	139,525	EXTERIOR	F	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	360	1900	178.21	64,154	INTERIOR	F
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	12			38.42	461	KITCHEN	F	
ROOMS	4	1.00	FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	1			8,239.00	8,239	BATHS	F	
BEDROOMS	2	1.00	INT FINISH	1	PLASTER	1.00		GEN	O	GENERATOR	1			0.00		BATHS	F	
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03										HEAT	A	
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00										ELECT	A	
TOT FIXTURES	6	\$4,027																
# UNITS	1	1.00																
																EFF.YR/AGE	1963 / 59	
																COND	44 44 %	
																FUNC	0	
																ECON	0	
																DEPR	44 % GD 56	
																RCNLD	\$142,200	