

Key: 2210

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.133

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CURRENT OWNER				PARCEL ID				LOCATION				
PATEL DIPEN & CHANDRIKABEN				20-6-4-0				115 ANN VINAL RD				
115 ANN VINAL RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				PATEL DIPEN & CHANDRIKABE				05/06/2020	QS	692,001	52716-343	
				DOCKRAY HEATHER M				12/04/2001	QS	235,000	21045-277	
				WALSH J ANDREW & REBECCA				07/30/1993	QS	110,000	12081-320	
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.882	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	14,840

TOTAL	1.800 Acres	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E IN M21...			LAND	358,300	345,700
Infl1	FACTOR 100		BUILDING	513,200	481,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		871,500	827,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
OTHER FIX=SHOWER
mls

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/24/2021	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/21/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	1.000
NET AREA	2,840	DETAIL ADJ	1.000
\$NLA(RCN)	\$210	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		9	\$7,200
# 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	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,384		43.41	60,073
+	BAS	L	BASE AREA	1,384	2008	190.56	263,739
A	USF	L	UPPER STORY FIN	1,120	2008	173.30	194,092
A	ATF	L	ATTIC FINISH	336	2008	123.13	41,370
A	ATU	N	ATTIC UNF	224		37.00	8,288
+	WDK	N	WOOD DECK	60		38.40	2,304
+	PTA	N	PATIO	629		14.90	9,372
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	596,742
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$513,200

