

Key: 2263

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.181

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WADE ADAM D & LABAN MEREDITH M 36 ANN VINAL RD SCITUATE, MA 02066				27-6-26-0				36 ANN VINAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WADE ADAM D & RYAN BENJAMIN C & LAGROTTERIA CARLO JR				04/16/2009	QS	429,900	37073-159				
				07/12/2004	QS	410,000	28638-225				
				01/01/1970	QS		3502-82				

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	%
09-438	09/23/2009	3	ALTERATIONS	30,000	07/15/2010	SJ	100	100
		7	OTHERS		07/01/2009	SJ	100	100
04-428	07/07/2004	3	ALTERATIONS				100	100

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	374,000	1.73	100	1.00	R02	0.85	323,250

TOTAL	21,780 SF	ZONING	FRNT	329	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	323,300	311,200
Inf1	FACTOR 100		BUILDING	310,500	276,300		
Inf2	PHY 100		DETACHED	400	400		
			OTHER	0	0		
					TOTAL	634,200	587,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400



BLDG COMMENTS
FY12 FR- GOOD TO AVG

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/15/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1851	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,490	DETAIL ADJ	1.236	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	389		63.15	24,565
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	777	1851	264.72	205,686
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	583	1851	240.73	140,347
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BAS	L	BASE AREA	130	1963	264.72	34,413
				FLOOR COVER	99	N/A	1.00	C	PTA	N	PATIO	96		14.90	1,430
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 10P	1		8,239.00	8,239
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	419,624
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 1985 / 37	
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$310,500

