

Key: 2264

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.182

LEGAL

LAND

DETACHED

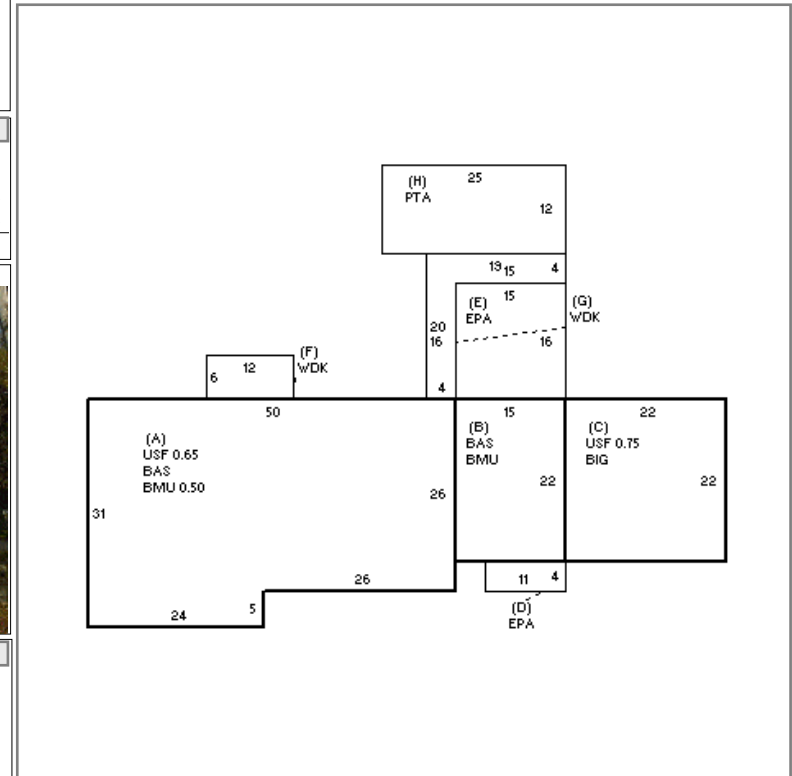
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MUSTO CAROLYN 32 ANN VINAL RD SCITUATE, MA 02066				27-6-27-0				32 ANN VINAL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MUSTO CAROLYN				08/05/2019	QS	735,000	51465-304					
MCNAMARA JAMES T &				08/01/2013	QS	620,000	43434-318					
CONWAY PATRICIA A				12/28/2005	QS	642,000	31982-296					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,595	NS 1.00	100	1.00	374,000	1.49	100	1.00	R02	0.85	327,740

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	%
07-462	08/09/2007	3	ALTERATIONS	35,000	06/24/2008	SJ	100	100
98-414	08/17/1998	6	CYCL GROWTH		09/14/2005		100	100
91-85	03/01/1991	3	ALTERATIONS				100	100

TOTAL	25,595 SF	ZONING		FRNT	130	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND	327,700	315,500
Inf1	FACTOR 100		BUILDING	657,300	584,700			
Inf2	PHY 100		DETACHED	600	500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>985,600</b>	<b>900,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BUILDING	CD	ADJ	DESC	MEASURE	4/19/2011	PL	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	4/19/2011	EST	mls
STYLE	4	1.10	CAPE [100%]	REVIEW	9/2/2020	JD	
QUALITY	G	1.20	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	912,968		
NET AREA	3,036	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,040		55.98	58,216	CONDITION ELEM	CD		
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,750	1955	259.29	453,757	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,286	1955	235.80	303,234	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	484		61.02	29,536	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	+	EPA	N	ENCLOSED PORCH	284		108.24	30,740	BATHS	G		
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	212		46.08	9,769	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04	H	PTA	N	PATIO	300		17.88	5,364	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		F22	O	FPL 2S 2OP	1		13,566.00	13,566				
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1977 / 45
STORIES		1.75	1.00															COND	28 28 %
ROOMS		7	1.00															FUNC	0
BEDROOMS		4	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	28 % GD 72
# 1/2 BATHS		1	1.00															RCNLD	\$657,300
TOT FIXTURES		8	\$8,786																
# UNITS		1	1.00																