

Key: 2265

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.183

LEGAL

LAND

DETACHED

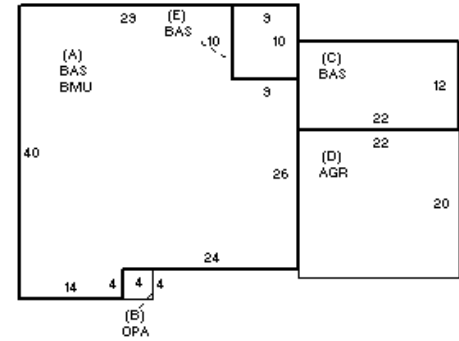
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SOUSA MATTHEW C 26 ANN VINAL RD SCITUATE, MA 02066				27-6-28-0				26 ANN VINAL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SOUSA MATTHEW C				08/30/2017	QS	472,000	488660-N/A					
NELSON KRISTIN K & DONALD				01/06/2017	G	300,000	47977-128					
TEDESCHI JOHN K				10/14/2016	O	465,000	47600-220					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,188	NS 1.00	100	1.00	374,000	1.57	100	1.00	R02	0.85	326,110

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	%
19-413	05/31/2019	3	ALTERATIONS	46,950	07/11/2019	JD	100	50
19-413	05/31/2019	3	ALTERATIONS	46,950	05/27/2020	JD	100	100
SS-19-05		5	SPLIT/SUB/LA		06/05/2018	JD	100	100
		6	CYCL GROWTH		04/09/2018	JD	100	100

TOTAL	24,188 SF	ZONING	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	326,100	313,900
Inf1	FACTOR 100		BUILDING	324,700	288,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>650,800</b>	<b>602,800</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/11/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/11/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/28/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,688	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,334		48.16	64,249
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	OPA	N	OPEN PORCH	16		56.65	906
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,688	1956	198.83	335,622
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	440		50.16	22,070
				FLOOR COVER	24	COMB	1.00		F12	O	FPL 1S 2OP	1		11,381.70	11,382
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	438,808
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$324,700