

Key: 2267

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.185

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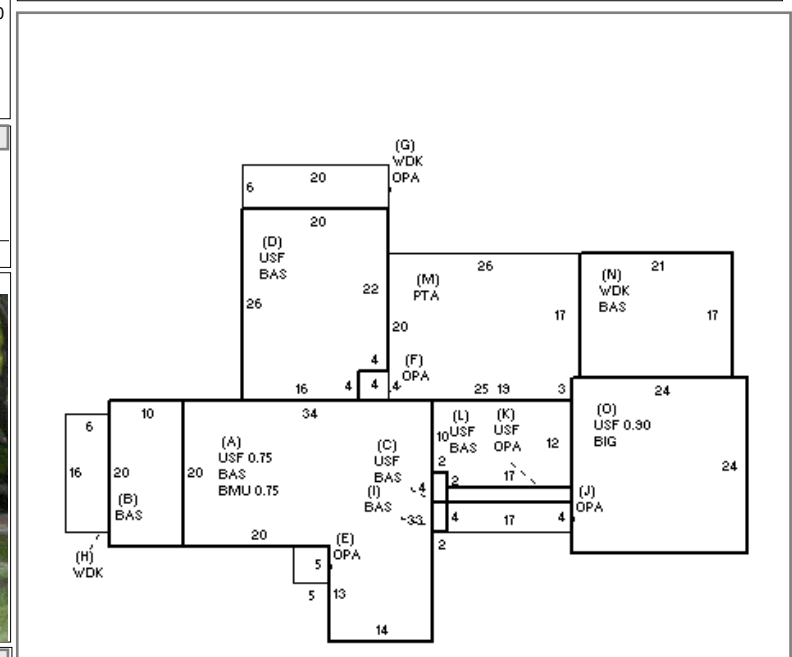
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|---------|------------|------|------------|--------------|-----------------|------|-----|------------|-----------|
| NELSON KRISTIN K & DONALD D, J 16 ANN VINAL RD SCITUATE, MA 02066 | | | | 27-6-30-0 | | | | 16 ANN VINAL RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| NELSON KRISTIN K & DONALD | | | | 10/26/2005 | G | 1,070,000 | 31599-260 | | | | | |
| BONGARZONE ZOE A | | | | 04/19/2000 | F | -100 | 18445-263 | | | | | |
| BONGARZONE ZOE A & RYAN W | | | | 02/17/2000 | XX | | 18284-239 | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | 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 | 0.066 | NS 1.00 | 100 | 1.00 | 16,830 | 1.00 | 100 | 1.00 | R02 | 0.85 | 1,110 |

| 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 | % |
| 13-508 | 07/30/2013 | 2 | ADDITIONS | 550,000 | 07/10/2014 | MR | 100 | 100 |
| 13-428 | 07/10/2013 | 7 | OTHERS | 29,000 | 07/10/2014 | MR | 100 | 100 |
| 13-428 | 07/10/2013 | 7 | OTHERS | 29,000 | 07/20/2014 | SJ | 100 | 100 |
| 06-102 | 03/07/2006 | 3 | SPLIT/SUB/LA ALTERATIONS | 40,000 | 05/08/2006 | | 100 | 100 |
| | | | | | 08/10/2006 | SJ | 100 | 100 |

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| TOTAL | 42,872 SF | ZONING | FRNT | 145 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|----------|-----------|--------------|------------------|------------------|
| Ngh | NO. SCITUATE | NOTE | | | LAND | 344,500 | 331,700 |
| Inf1 | FACTOR 100 | | BUILDING | 1,126,000 | 1,000,800 | | |
| Inf2 | PHY 100 | | DETACHED | 39,300 | 37,400 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 1,509,800 | 1,369,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|------|-------|-----------|--------|
| DGF | - | 0.90 | 60 0.40 GARAGE | | 720 | 37.76 | 10,900 |
| IPG | G | 1.20 | 10 0.90 16 X 44 | 2013 | 704 | 41.76 | 26,500 |
| SHF | A | 1.00 | 10 0.90 10 X16 | | 160 | 12.89 | 1,900 |



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| BUILDING | CD | ADJ | DESC | MEASURE | 7/20/2015 | SJ |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/20/2015 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 7/16/2014 | TD |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 2 | 1.00 | MASONRY [100%] | | | |

BLDG COMMENTS

OTHER FIX=WATER CLOSET

| YEAR BLT | 1928 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,251,146 | | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|------------|-----------------|-------|----------|-----------|---------|----------------|-----------|------------|-------------|--|
| NET AREA | 4,098 | DETAIL ADJ | 1.285 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 647 | | 65.42 | 42,329 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$305 | OVERALL | 1.000 | EXT COVER | 12 | BRICK VENEER | 1.05 | + | USF | L | UPPER STORY FIN | 1,935 | 1928 | 255.99 | 495,342 | EXTERIOR | V | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 2,163 | 1928 | 281.50 | 608,876 | INTERIOR | V | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | OPA | N | OPEN PORCH | 263 | | 61.80 | 16,254 | KITCHEN | V | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | + | WDK | N | WOOD DECK | 573 | | 46.08 | 26,404 | BATHS | V | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | M | PTA | N | PATIO | 517 | | 17.88 | 9,244 | HEAT | U | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | O | BIG | N | BUILT-IN GARAGE | 576 | | 65.76 | 37,877 | ELECT | U | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 9,886.80 | 9,887 | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2012 / 10 | |
| | | | | | | | | | | | | | | | | | | COND | 10 10% | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | | DEPR | 10 % GD 90 | |
| | | | | | | | | | | | | | | | | | | RCNLD | \$1,126,000 | |