

Key: 2269

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.187

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CURRENT OWNER				PARCEL ID				LOCATION				
MILLER POWERS BENJAMIN & LEANNE KANE 6 ANN VINAL RD SCITUATE, MA 02066				27-6-32-0				6 ANN VINAL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MILLER POWERS BENJAMIN & STROBINO JAS T AND COLLEE				05/01/2020	QS	715,000	52695-234					
				07/29/1994	QS	225,000	13052-162					
LEMON MONET M				08/07/1992	QS	185,000	11171-295					

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	%
22-0077	01/18/2022	3	ALTERATIONS	87,904	06/23/2022	JD	100	100
18-112	03/01/2018	3	ALTERATIONS		07/17/2018	JD	100	100
00-442	09/14/2000	3	ALTERATIONS				100	100
00-366	08/06/2000	3	ALTERATIONS				100	100

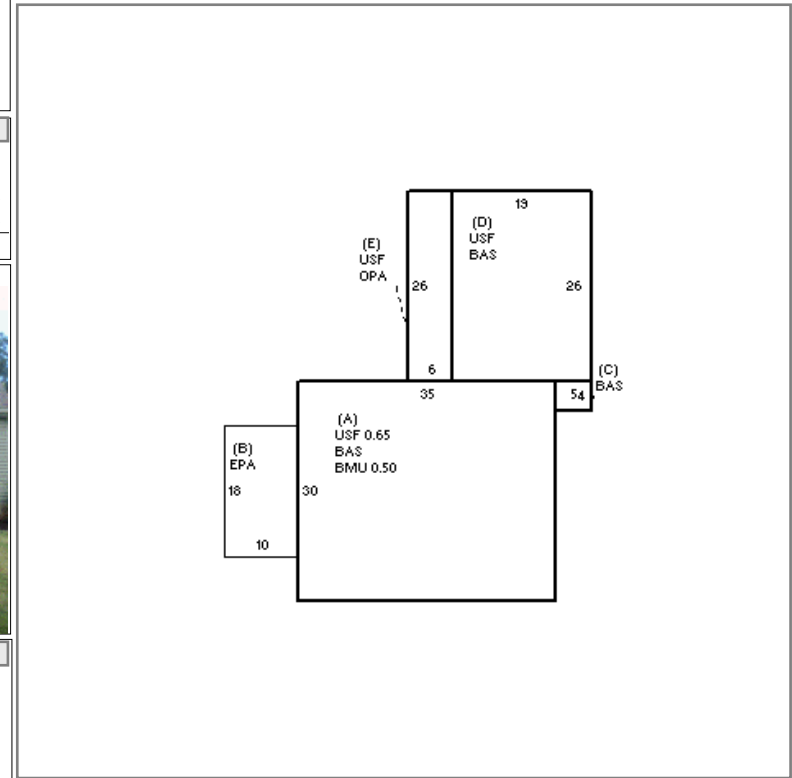
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,448	NS	1.00	1.00	374,000	3.15	1.00	R02	0.85		309,350

TOTAL	11,448 SF		ZONING	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE			LAND	309,400	297,800
Inf1	FACTOR 100			BUILDING	532,500	473,900		
Inf2	PHY 100			DETACHED	3,900	3,600		
				OTHER	0	0		
				TOTAL		845,800	775,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12		96	14.95	1,300
PTD	A	1.00	20 0.80 12X36		432	7.42	2,600



BLDG COMMENTS
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BUILDING	CD	ADJ	DESC	MEASURE	7/12/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/12/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	6/23/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,897	DETAIL ADJ	1.133	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	525		65.30	34,282
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,333	1900	215.50	287,264
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	180		99.22	17,860
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,564	1900	236.97	370,626
				FLOOR COVER	24	COMB	1.00	E	OPA	N	OPEN PORCH	156		56.65	8,837
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
				HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER	1		1,672.00	1,672
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	739,574	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1977 / 45	
COND	28 28 %	
FUNC	0	
ECON	0	
DEPR	28 % GD	72
RCNLD	\$532,500	

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