

Key: 2427

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.339

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BUCKLEY JOHN T JR & KATHERINE G WRIGHT- BUCKLEY 15 ANN VINAL RD SCITUATE, MA 02066		27-3-4-0		15 ANN VINAL RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BUCKLEY JOHN T JR & CORDEIRO JASON & SOUTHWORTH WM B JR		03/21/2017	QS	480,000	48223-327
		09/03/2015	QS	450,000	46006-150
		03/25/1996	F	1	14230-316

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 %
88-404		7	OTHERS		03/04/2022	JD	100 100
88-224	07/01/1988	6	CYCL GROWTH		04/05/2018	JD	100 100
	05/01/1988	2	ADDITIONS				100 100
		3	ALTERATIONS				100 100
		7	OTHERS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	0.347	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	5,840

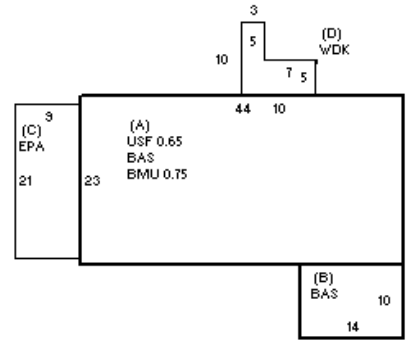
TOTAL	1.265 Acres	ZONING	FRNT	202	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	349,300	336,500
Infl1	FACTOR 100		BUILDING	290,400	258,400		
Infl2	PHY 100		DETACHED	8,600	8,000		
			OTHER	0	0		
					TOTAL	648,300	602,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40 GARAGE		264	54.75	5,800
S/V	A	1.00	SV 1.00 SHED		2,500	1.10	2,800



BUILDING	CD	ADJ	DESC	MEASURE	4/5/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/5/2018	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	6/23/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	518,586		
NET AREA	1,810	DETAIL ADJ	1.111	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	759		56.59	42,953				
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	658	1930	228.18	150,146				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,152	1930	250.92	289,060				
				ROOF COVER	2	WOOD SHINGLES	1.01	C	EPA	N	ENCLOSED PORCH	189		99.22	18,753				
				FLOOR COVER	24	COMB	1.00	D	WDK	N	WOOD DECK	65		42.24	2,746				
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063				
				HEATING/COOLING	4	STEAM	1.00												
				FUEL SOURCE	1	OIL	1.00												
CAPACITY		UNITS	ADJ															TOTAL RCN	518,586
STORIES		1.75	1.00															CONDITION ELEM	CD
ROOMS		7	1.00															EXTERIOR	F
BEDROOMS		3	1.00															INTERIOR	F
BATHROOMS		2	1.00															KITCHEN	F
# 1/2 BATHS		0	1.00															BATHS	F
TOT FIXTURES		6	\$5,866															HEAT	A
# UNITS		1	1.00															ELECT	A
EFF.YR/AGE																		EFF.YR/AGE	1963 / 59
COND		44 44 %																COND	44 44 %
FUNC		0																FUNC	0
ECON		0																ECON	0
DEPR		44 % GD 56																DEPR	44 % GD 56
RCNLD																		RCNLD	\$290,400