

Key: 2429

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.341

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HUTCHINSON MARK H 27 ANN VINAL RD SCITUATE, MA 02066				27-3-5-A				27 ANN VINAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUTCHINSON MARK H				01/24/2008	QS	349,000	35529-218				
DAVIES ELEANOR E & EVELYN				01/01/1969	QS		3475-583				

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	%
17-599	09/14/2017	2	ADDITIONS	39,700	04/05/2018	JD	100	100
96-508	10/22/1996	2	ADDITIONS				100	100
93-163	04/12/1993	2	ADDITIONS				100	100
92-391	05/14/1992	2	ADDITIONS				100	100

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	0.142	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	2,390

TOTAL	1.060 Acres	ZONING	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	345,800	333,000
Inf1	FACTOR 100		BUILDING	327,700	291,500		
Inf2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
					TOTAL	673,600	624,600

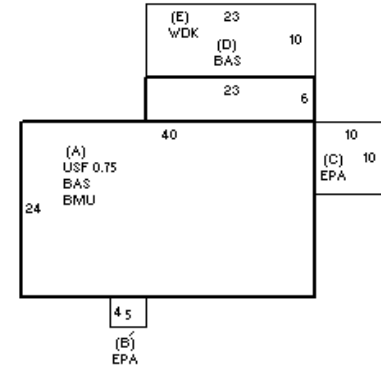
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		100	1.10	100



BLDG COMMENTS

corr sketch fy19

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/5/2018	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	3/29/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,818	DETAIL ADJ	1.122
\$NLA(RCN)	\$265	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$4,488
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASP SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	960		47.70	45,791
A	USF	L	UPPER STORY FIN	720	1950	209.49	150,836
+	EPA	N	ENCLOSED PORCH	120		90.20	10,824
+	BAS	L	BASE AREA	1,098	1950	230.37	252,944
E	WDK	N	WOOD DECK	230		38.40	8,832
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	481,954
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	V
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$327,700