

Key: 2441

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.353

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
Dwyer Frederick J Jr & Sarah 87 Ann Vinial Road Scituate, MA 02066				27-5-6-0				87 ANN VINAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
Dwyer Frederick J Jr & SA				01/01/1979	QS		4459-96				
Houghton Thomas F and Chr				01/01/1976	XX		4102-608				
Gomes Alfredo and Alice T				01/01/1967	XX		3327-39				

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	%

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,462	NS 1.00	100 1.00	100 1.00	374,000	2.37	100 1.00	R02 0.85			315,190

TOTAL	15,462 SF	ZONING		FRNT	273	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND		315,200	303,400	
Inf1	FACTOR 100		BUILDING		125,200	116,500		
Inf2	PHY 100		DETACHED		5,300	5,000		
			OTHER		0	0		
				TOTAL		445,700	424,900	

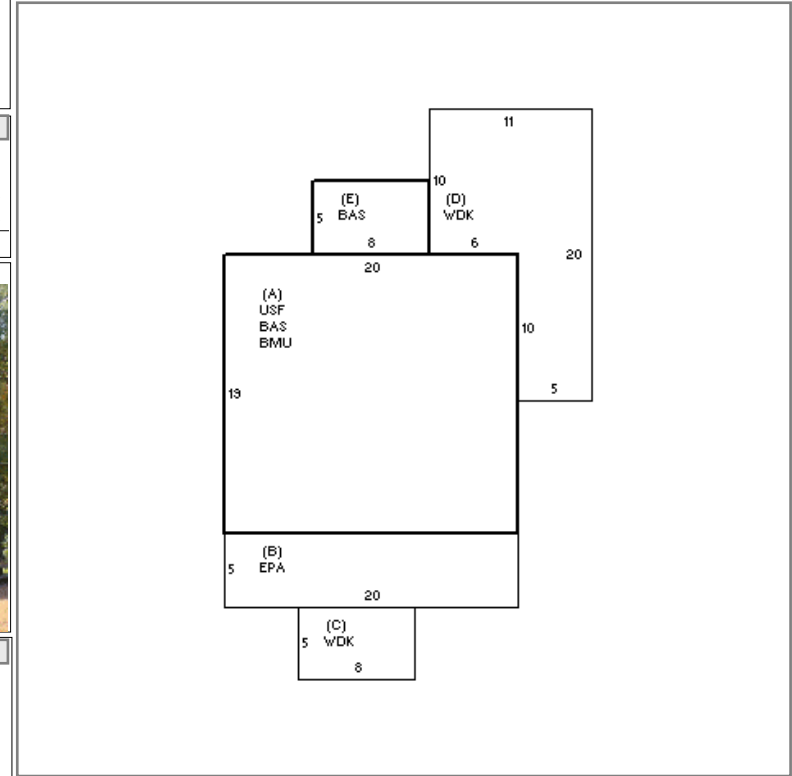
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	70 0.30		360	40.89	4,400
S/V	A	1.00	SV 1.00		800	1.10	900



BLDG COMMENTS

FY12 FR- CAPE TO CONV

BUILDING	CD	ADJ	DESC	MEASURE	8/26/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/29/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1929	SIZE ADJ	1.000
NET AREA	800	DETAIL ADJ	1.224
\$NLA(RCN)	\$356	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,938	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH 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	380		63.15	23,997
A	USF	L	UPPER STORY FIN	380	1929	286.26	108,779
B	EPA	N	ENCLOSED PORCH	100		90.20	9,020
+	WDK	N	WOOD DECK	200		38.40	7,680
+	BAS	L	BASE AREA	420	1929	314.78	132,209

TOTAL RCN	284,623
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$125,200