

Key: 2454

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.366

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BELL MICHAEL & NGUYEN THOMAS				27-6-11-0				66 ANN VINAL RD				
66 ANN VINAL RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				BELL MICHAEL & NGUYEN THO				12/30/2021	QS	535,000	56255-177	
				CALLAN CARMEL ANN				06/19/2017	QS	409,000	48560-65	
				MURPHY CHARLES G				06/27/2014	QS	399,900	44469-344	
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,315	NS 1.00	100	1.00	374,000	1.51	100	1.00	R02	0.85	327,420

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 %
23-561	06/29/2023	3	ALTERATIONS	3,500			0 0
		7	OTHERS		06/23/2022	JD	100 100
		6	CYCL GROWTH		04/05/2018	JD	100 100
09-023	02/03/2009	3	ALTERATIONS	20,000	06/29/2009	SJ	100 100
		6	CYCL GROWTH		09/14/2005		100 100

LAND

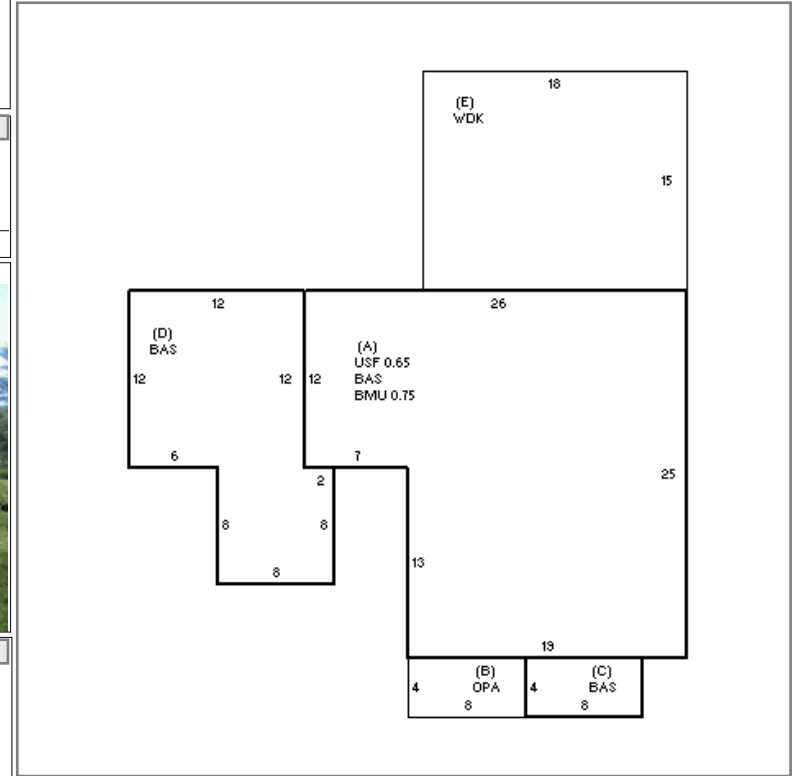
TOTAL	25,315 SF	ZONING	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	327,400	315,200
Inf1	FACTOR 100				BUILDING	222,500	198,000
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					<b>TOTAL</b>	<b>549,900</b>	<b>513,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
CORR SKETCH FY19



BU  
ILD  
ING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/5/2018	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/23/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1870	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	358,884		
NET AREA	1,162	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	419		63.15	26,460	CONDITION ELEM	CD		
\$NLA(RCN)	\$309	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	363	1870	254.12	92,244	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	32		51.50	1,648	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	799	1870	279.43	223,268	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	E	WDK	N	WOOD DECK	270		38.40	10,368	BATHS	A		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1967 / 55
																		COND	38 38 %
																		FUNC	0
																		ECON	0
																		DEPR	38 % GD 62
																		RCNLD	\$222,500