

Key: 2456

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.368

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GRAHAM ANNETTE 54 ANN VINAL RD SCITUATE, MA 02066				27-6-13-0				54 ANN VINAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRAHAM ANNETTE				03/20/2018	F	1	49606-253				
GRAHAM JAMES F JR & ANNET				01/01/1966	QS		3242-29				
BACKER LEONARD N AND SYLV				01/01/1956	XX		2440-10				

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	%
93-286	07/16/1993	3	ALTERATIONS				100	100
93-286	05/25/1993	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,455	NS 1.00	100	1.00	374,000	1.40	100	1.00	R02	0.85	329,870

TOTAL	27,455 SF	ZONING	NO. SCITUATE	FRNT	124	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE				LAND	329,900	317,500
Inf1	NO. SCITUATE					BUILDING	190,000	171,400
Inf2	FACTOR 100					DETACHED	10,100	9,600
	PHY 100					OTHER	0	0
						TOTAL	530,000	498,500

DETACHED

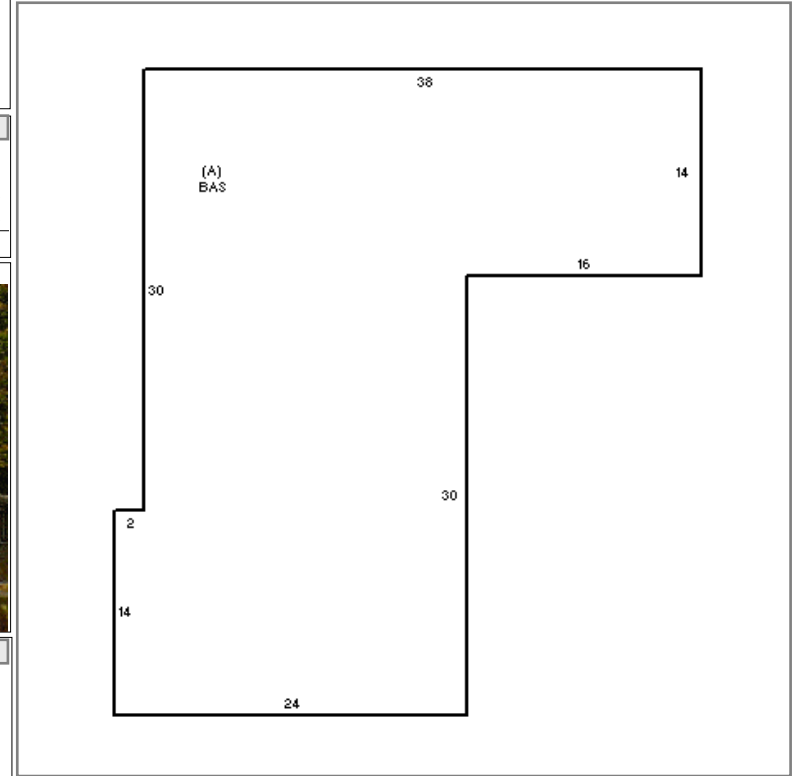
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 40 0.60	GARAGE		440	38.23	10,100



BLDG COMMENTS
FY12 FR- CONV TO RANCH

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/26/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	3/29/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,220	DETAIL ADJ	0.850
\$NLA(RCN)	\$226	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,244	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,220	1955	210.70	257,051
	F11	O	FPL 1S 10P	2		8,009.10	16,018

TOTAL RCN	275,314
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$190,000