

Key: 2639

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.542

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
VATER ALAN J & CHRISTINA D TRS 96 INDIAN TRL SCITUATE, MA 02066				7-3-2-0				96 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VATER ALAN J & CHRISTINA				09/27/2022	F	1	57271-1				
VATER ALAN J & CHRISTINA				09/16/2020	O	679,900	53439-344				
O'DONOGHUE KEVIN, STEPHEN				10/10/2019	F	1	51773-126				

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	%
21-630	06/16/2021	2	ADDITIONS	607,000	03/22/2022	JD	100	99
21-630	06/16/2021	2	ADDITIONS	607,000	10/31/2022	JD	100	100
20-859	12/04/2020	4	DEMO	25,000	04/06/2021	JD	100	50
20-859	12/04/2020	4	DEMO	25,000	06/07/2021	JD	100	50
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,595	NS	1.00	100	1.00	100	1.00	R05	1.20		470,610

DETAILED

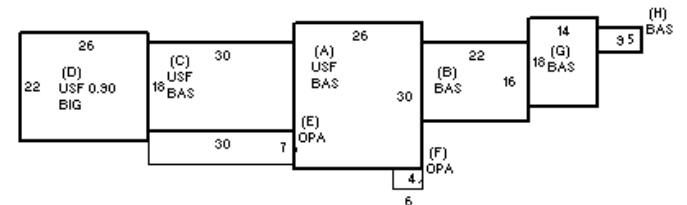
TOTAL	30,595 SF	ZONING	FRNT	228	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	470,600	427,800
Inf1	FACTOR 100		BUILDING	1,060,200	918,100		
Inf2	PHY 100		DETACHED	11,600	9,100		
			OTHER	0	0		
			TOTAL		1,542,400	1,355,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	A	1.00	50 0.50	32 X 16	1982	512	37.28	9,500
PTD	A	1.00	30 0.70	24X11, 19X7		397	7.51	2,100

PHOTO 03/22/2022



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2022	JD
MODEL	1		RESIDENTIAL	LIST	3/22/2022	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/31/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,060,248
NET AREA	3,804	DETAIL ADJ	1.030	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,969	1959	265.37	522,511		
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,835	2022	241.32	442,831		
				ROOF SHAPE	1	GABLE	1.00		BIG	N	BUILT-IN GARAGE	572		61.62	35,248		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	234		72.10	16,871		
				FLOOR COVER	24	COMB	1.00		F12	O	FPL 1S 2OP	1		14,485.80	14,486		
				INT FINISH	1	PLASTER	1.00		GEN	O	GENERATOR	1		0.00			
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GFP	O	GAS FIREPLACE	1		7,778.40	7,778		
				FUEL SOURCE	2	GAS	1.00		WPL	O	WHIRLPOOL-ADD	1		3,218.60	3,219		

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,060,200