

Key: 3191

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.100

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
VINCETT WILLIAM K JR & CHRISTINE K 100 VISTA CIRCLE #512 PITTSBURGH, PA 15238				5-2-13-A				8 BAYBERRY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
VINCETT WILLIAM K JR & JOYCE JOSEPH P & MARIE M				05/20/2022	P	975,000	(133894)					
JOYCE J & M TRS				09/16/2003	G	60,000	(104111)					
JOYCE J & M TRS				09/16/2003	G	60,000	26539-317					


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	%
22-1079	10/13/2022	2	ADDITIONS	109,000				0 0
21-470	05/05/2021	1	NEW CONST	530,000	05/18/2022	JD	100	0
21-470	05/05/2021	1	NEW CONST	530,000	10/27/2022	JD	100	40
21-470	05/05/2021	1	NEW CONST	530,000	05/08/2023	JD	65	65
		5	SPLIT/SUB/LA		04/30/2009	SJ	100	100

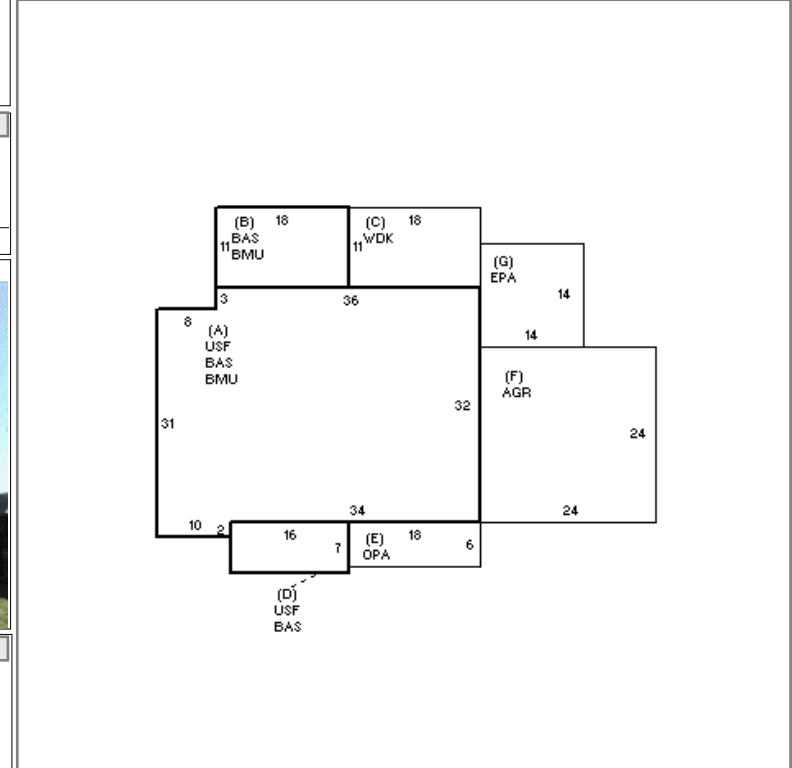
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,286	MB 1.00	100	1.00	100	1.00	990,000	1.77	100	1.00	WV6 2.25	854,100

TOTAL	21,286 SF	ZONING	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE IN M8...comb. with 5-2-12-A	LAND	854,100	793,700		
Inf1	FACTOR 100		BUILDING	740,700	0		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,594,800	793,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/08/2023
									



BUILDING	CD	ADJ	DESC	MEASURE	10/27/2022	JD
MODEL	1		RESIDENTIAL	LIST	10/27/2022	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	5/8/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,139,484		
NET AREA	3,230	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,602		50.52	80,933				
\$NLA(RCN)	\$353	OVERALL	1.000	EXT COVER			1.00	+	USF	L	UPPER STORY FIN	1,516	2022	284.26	430,943				
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	198		46.08	9,124		EXTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,714	2022	312.59	535,771		INTERIOR	A	
				FLOOR COVER			1.00	E	OPA	N	OPEN PORCH	108		61.80	6,674		KITCHEN	A	
				INT FINISH	2	DRYWALL	1.00	F	AGR	N	ATT GARAGE	576		51.17	29,476		BATHS	A	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	EPA	N	ENCLOSED PORCH	196		108.24	21,215		HEAT	A	
				FUEL SOURCE	2	GAS	1.00	GFP	O		GAS FIREPLACE	1		6,667.20	6,667		ELECT	A	
																		EFF.YR/AGE	2022 / 0
																		COND	0 0 %
																		FUNC	35 uc
																		ECON	0
																		DEPR	35 % GD 65
																		RCNLD	\$740,700