

Key: 5764

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.490

LEGAL

LAND

DETACHED

BUILDING

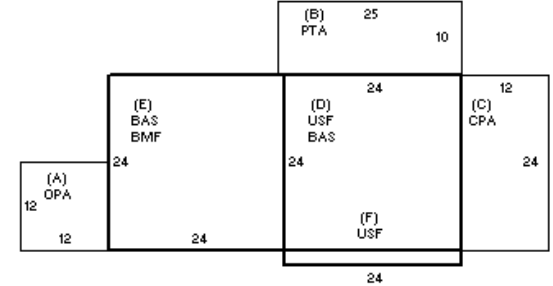
CURRENT OWNER				PARCEL ID				LOCATION			
BEGNAI CHARLES D & CHERYL A 9 VINAL AVENUE SCITUATE, MA 02066				50-9-2-0				9 VINAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BEGNAI CHARLES D & CHERYL				05/29/1998	Q	266,000	16246-162				
PINARD KAREN				08/01/1995	QS	202,000	13733-243				
RILEY EDWARD G & NINA L				01/01/1959	XX	2648-150					

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	%
20-602	09/24/2020	3	ALTERATIONS	26,700	08/16/2021	JD	100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,925 HBR	1.00	100	1.00	660,000	1.72	100	1.00	WV3	1.50	570,750

TOTAL	21,925 SF	ZONING	FRNT	136	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	570,800	484,300
Infl1	FACTOR 100		BUILDING	338,000	300,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	908,800	785,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/16/2021	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	8/16/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	444,721
NET AREA	1,776	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	OPA	N	OPEN PORCH	144		51.50	7,416	CONDITION ELEM	CD
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	PTA	N	PATIO	250		14.90	3,725	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	CPA	N	CAR PORT	288		22.50	6,479	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,152	1958	214.41	246,999	KITCHEN	V
				FLOOR COVER	14	COMB	1.00	E	BMF	N	BSMT FINISH-SEP	576		80.14	46,160	BATHS	G
				INT FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	624	1958	194.98	121,689	HEAT	A
				HEATING/COOLING	11	HW/COOL AIR	1.04	F11	O	O	FPL 1S 10P	1		7,281.00	7,281	ELECT	U
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		7	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$4,992														
# UNITS		1	1.00														
																EFF.YR/AGE	1991 / 31
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$338,000