

Key: 5765

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.491

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CURRENT OWNER				PARCEL ID				LOCATION			
THIES DALE U & JUDITH A 15 VINAL AVENUE SCITUATE, MA 02066				50-9-3-0				15 VINAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
THIES DALE U & JUDITH A				01/01/1978	QS	4254-336					
SILL DAVID A & ELIZABETH				01/01/1970	XX	3537-437					
HARRISON DEAN C & FLORENC				01/01/1968	XX	3389-408					

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 %
23-0914	10/06/2023	3	ALTERATIONS	90,000			0 0
15-366	06/18/2015	3	ALTERATIONS	38,000	07/25/2016	SJ	100 100
12-113	03/13/2012	3	ALTERATIONS	12,650	08/09/2012	SJ	100 100
08-473	09/24/2008	3	ALTERATIONS	34,600	08/11/2009	SJ	100 100
90-461	08/03/1990	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,135	HBR 1.00	100	1.00	100	1.00	660,000	1.70	100	1.00	571,220

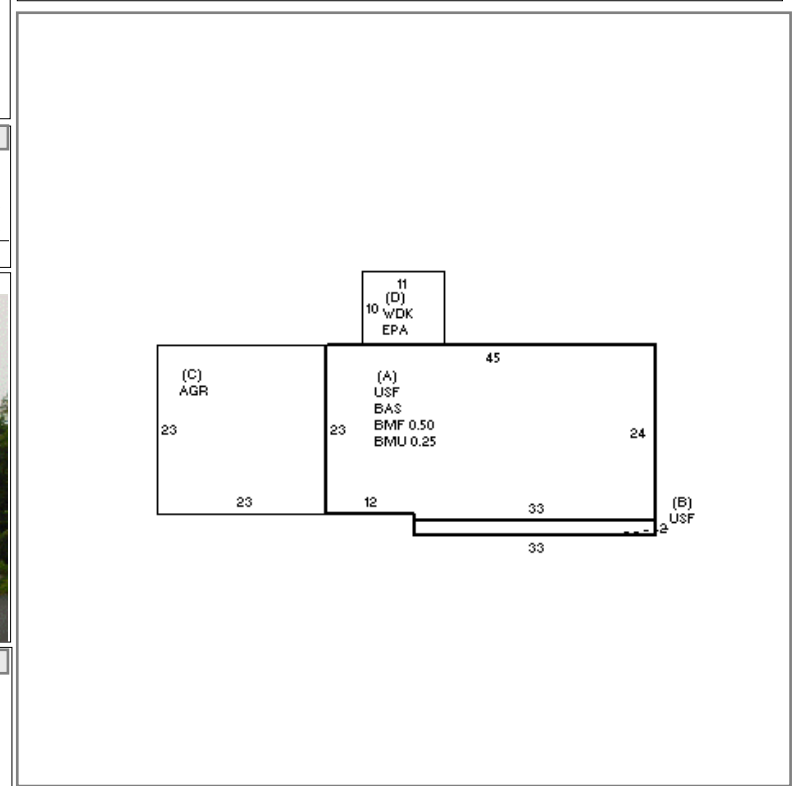
TOTAL	22,135 SF	ZONING	FRNT	131	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	571,200	484,700
Inf1	FACTOR 100		BUILDING	399,700	370,100		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	971,100	855,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200



BLDG COMMENTS

FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.



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BUILDING	CD	ADJ	DESC	MEASURE	8/9/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/9/2012	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,202	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	267		50.52	13,489
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	534		70.92	37,871
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,068	1957	198.15	211,626
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,134	1957	180.20	204,345
				FLOOR COVER	14	COMB	1.00	C	AGR	N	ATT GARAGE	529		43.48	23,002
				INT FINISH	1	PLASTER	1.00	D	EPA	N	ENCLOSED PORCH	110		90.20	9,922
				HEATING/COOLING	1	FORCED AIR	1.00	D	WDK	N	WOOD DECK	110		38.40	4,224
				FUEL SOURCE	99	N/A	1.00	F21	O		FPL 2S 10P	1		8,239.00	8,239

TOTAL RCN	519,118
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$399,700

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