Key: 5766

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,492

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARTY GRACE K TR 19 VINAL AV SCITUATE, MA 02066	50-9-4-0	19 VINAL AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARTY GRACE K TR	01/19/2017	QS	531,019	48023-137
PARSONS SAMUEL C & CHARLO	01/01/1977	QS		4148-618
O'NEILL MADELEINE A	01/01/1965	XX		3140-417

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

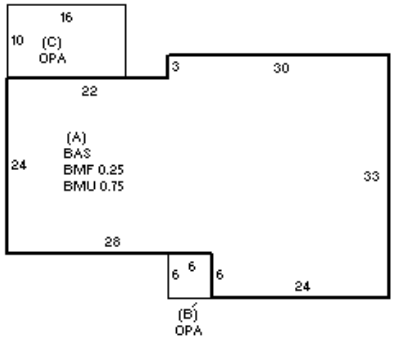
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-324	05/07/2019	3	ALTERATIONS	19,700	08/20/2019	JD	100	80
19-324	05/07/2019	3	ALTERATIONS	19,700	07/23/2020	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,813	HBR 1.00	100 1.00	100 1.00	660,000	1.98	100 1.00	WV3 1.50			563,960

TOTAL	18,813 SF	ZONING		FRNT	106
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	564,000	478,500
BUILDING	269,800	240,000
DETACHED	1,300	1,300
OTHER	0	0
TOTAL	**835,100**	**719,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	40 0.60	14X20		280	8.01	1,300

PHOTO 08/20/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/23/2020	JD
LIST	7/23/2020	EST
REVIEW	8/20/2019	JD

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,482	DETAIL ADJ	0.875
$NLA(RCN)	$253	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,200
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,112		42.77	47,564
A	BMF	N	BSMT FINISH-SEP	371		60.05	22,277
A	BAS	L	BASE AREA	1,482	1955	187.77	278,275
+	OPA	N	OPEN PORCH	196		51.50	10,094
	BMG	O	BSMT GARAGE	2		2,491.00	4,982
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	374,673

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

EFF.YR/AGE	1977 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$269,800