

Key: 5768

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.494

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN THOMAS B & DEIDRE J 27 VINAL AVENUE SCITUATE, MA 02066				50-9-6-0				27 VINAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SULLIVAN THOMAS B & DEIDR				12/27/1999	QS	289,000		18160-190			
HALL WILLIAM C SR. & RUTH				12/01/1992	XX	11468-262		11468-262			
HALL, WM C SR, RUTH J & W				10/27/1992	XX	11366-340		11366-340			

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	%
22-0850	08/16/2022	3	ALTERATIONS	11,732	08/21/2023	JD	100	100
94-514	10/20/1994	3	ALTERATIONS				100	100

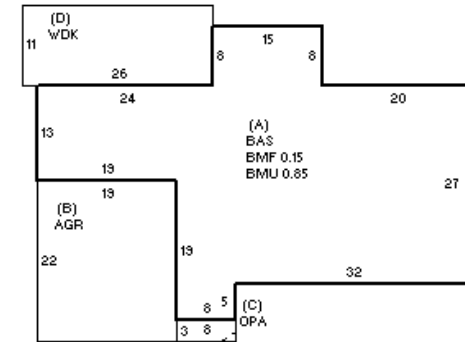
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	19,578	HBR 1.00	100	1.00	100	1.00	506,000	1.91	100	1.00	R04 1.15	433,690

TOTAL	19,578 SF	ZONING	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	433,700	394,300		
Inf1	FACTOR 100		BUILDING	273,600	263,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	707,300	658,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/21/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/21/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/22/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	427,533		
NET AREA	1,487	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,264		47.00	59,414	CONDITION ELEM	CD		
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	223		65.99	14,715	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	A	BAS	L	BASE AREA	1,487	1954	206.34	306,834	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	418		50.89	21,271	KITCHEN	A		
				FLOOR COVER	14	COMB	1.00	C	OPA	N	OPEN PORCH	24		56.65	1,360	BATHS	A		
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	286		42.24	12,080	HEAT	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F11	O	FPL 1S 1OP	1		8,009.10	8,009	ELECT	A			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1968 / 54
STORIES	1	1.00																COND	36 36 %
ROOMS	6	1.00																FUNC	0
BEDROOMS	3	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	36 % GD 64
# 1/2 BATHS	1	1.00																RCNLD	\$273,600
TOT FIXTURES	5	\$3,850																	
# UNITS	1	1.00																	