**Key: 5772**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,498

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **DONOVAN STEPHEN R & LISA J**<br>**43 VINAL AV**<br>**SCITUATE, MA 02066** | **50-9-10-0** | **43 VINAL AV** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DONOVAN STEPHEN R & LISA | 09/19/1997 | QS | 185,000 | 15491-195 |
| LEITH REGINALD R W & | 09/16/1993 | XX | | 12209-90 |
| LEITH REGINALD R & MARY | 01/01/1967 | XX | | 3333-290 |

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

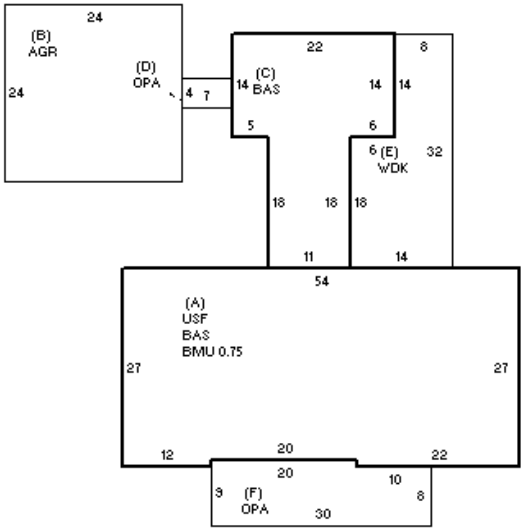
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 2 | ADDITIONS | | 07/11/2005 | | 100 | 100 |
| 04-341 | 06/04/2004 | 3 | ALTERATIONS | 100,000 | 08/18/2004 | SJ | 100 | 100 |
| 04-341 | 06/04/2004 | 2 | ADDITIONS | | | | 100 | 100 |
| 01-230 | 05/25/2001 | 3 | ALTERATIONS | | | | 100 | 100 |
| 98-627 | 12/14/1998 | 3 | ALTERATIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 29,741 | HBR 1.00 | 100 1.00 | 100 1.00 | 506,000 | 1.30 | 100 1.00 | R04 1.15 | | | 449,740 |

| TOTAL | 29,751 SF | ZONING | | FRNT | 97 |
|---|---|---|---|---|---|
| Ngh | HARBOR | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 449,700 | 408,900 |
| BUILDING | 557,000 | 522,900 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,006,700** | **931,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 11/04/2008

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.00 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 5/2/2011 | SJ |
| LIST | 5/2/2011 | EST |
| REVIEW | 3/22/2011 | ER |

BLDG COMMENTS

FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

| | | | |
|---|---|---|---|
| YEAR BLT | 1956 | SIZE ADJ | 1.000 |
| NET AREA | 3,382 | DETAIL ADJ | 1.020 |
| $NLA(RCN) | $220 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 6 | $4,896 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 2 | CLAPBOARD | 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 | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,079 | | 46.18 | 49,832 |
| A | USF | L | UPPER STORY FIN | 1,438 | 1956 | 172.85 | 248,561 |
| B | AGR | N | ATT GARAGE | 576 | | 42.64 | 24,563 |
| + | BAS | L | BASE AREA | 1,944 | 1956 | 190.07 | 369,504 |
| + | OPA | N | OPEN PORCH | 288 | | 51.50 | 14,832 |
| E | WDK | N | WOOD DECK | 364 | | 38.40 | 13,978 |
| | F21 | O | FPL 2S 1OP | 2 | | 8,238.50 | 16,477 |

| TOTAL RCN | 742,643 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1990 / 32 | |
|---|---|---|
| COND | 25 | 25 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 25 | % GD 75 |
| RCNLD | | $557,000 |