

Key: 5773

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.499

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MALLEY KATHLEEN & DAVID TIMOTHY				50-9-11-0				49 VINAL AV			
49 VINAL AV				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				MALLEY KATHLEEN & MOREL JEANNE P TR				08/05/2020	QS	550,000	53204-230
				BATES LOUISE M				10/29/2008	QS	382,500	36485-6
								01/01/1974	QS		3939-482

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 %
		7	OTHERS				100 100

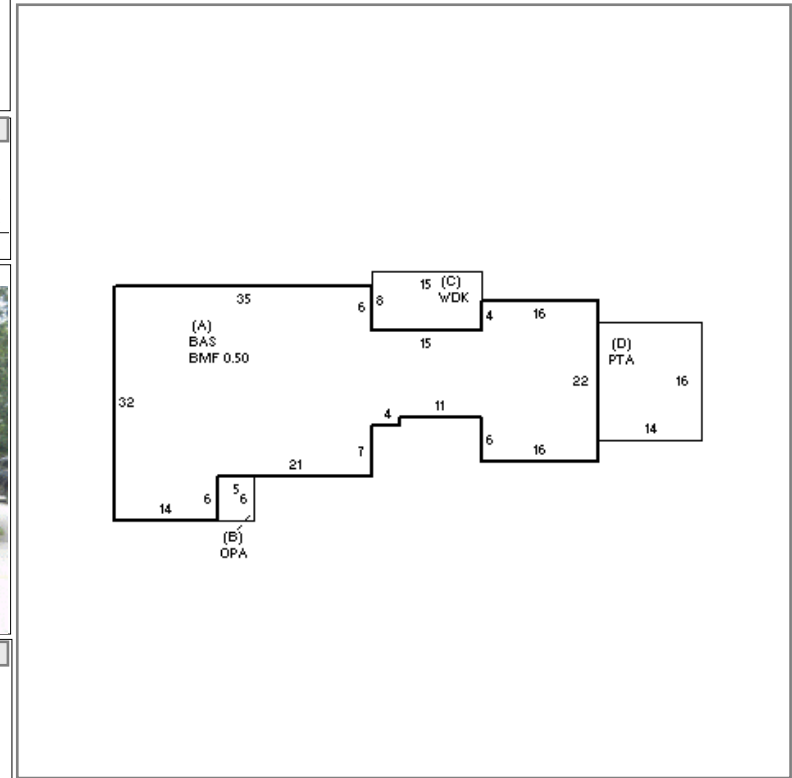
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,919	HBR 1.00	100	1.00	100	1.00	506,000	3.03	100	1.00	R04 1.15	419,510

TOTAL	11,919 SF	ZONING		FRNT	150	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE				LAND	419,500	381,400
Inf1	FACTOR 100		BUILDING	292,600	260,200			
Inf2	PHY 100		DETACHED	1,000	1,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>713,100</b>	<b>642,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	12 X 8		96 14.95	1,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/24/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/24/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	10/1/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,530	DETAIL ADJ	0.867
\$NLA(RCN)	\$258	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,815	
# 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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	395.371
A	BMF	N	BSMT FINISH-SEP	765		79.18	60,575		
A	BAS	L	BASE AREA	1,530	1957	203.05	310,668		
B	OPA	N	OPEN PORCH	30		56.65	1,700		
C	WDK	N	WOOD DECK	120		42.24	5,069		
D	PTA	N	PATIO	224		16.39	3,672		
	FPL	O	FIREPLACE	1		8,594.30	8,594		
	ODS	O	OUT DOOR SHOWER	1		1,279.30	1,279		
								CONDITION ELEM	CD
								EXTERIOR	A
								INTERIOR	G
								KITCHEN	G
								BATHS	G
								HEAT	U
								ELECT	A
								EFF.YR/AGE	1984 / 38
								COND	26 26 %
								FUNC	0
								ECON	0
								DEPR	26 % GD 74
								RCNLD	\$292,600