**Key: 5774**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.500

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| OUELLETTE JAMES A & ANNE M<br>2716 SCARBOROUGH WAY<br>SOUTHPORT, NC 28461 | 50-9-12-0 | 53 VINAL AV |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| OUELLETTE JAMES A & ANNE | 08/07/2020 | QS | 450,000 | 53212-87 |
| DUFFEY EDWARD V | 08/19/2014 | F | 100 | 44650-262 |
| DUFFEY EDWARD V & GERALDI | 03/10/1989 | QS | 170,000 | 9027-35 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 22-0677 | 06/27/2022 | 2 | ADDITIONS | 38,000 | 05/22/2023 | NC | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 11,895 | HBR 1.00 | 100 1.00 | 100 1.00 | 506,000 | 3.04 | 100 1.00 | R04 1.15 | | | 419,460 |

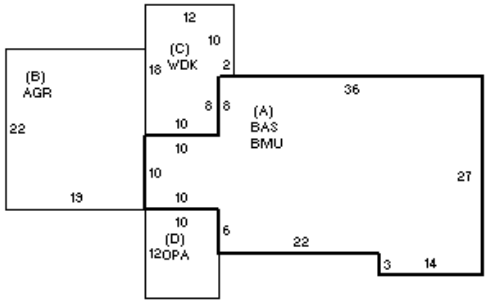
| TOTAL | 11,895 SF | ZONING | | FRNT | 144 |
|---|---|---|---|---|---|
| Ngh | HARBOR | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 419,500 | 381,300 |
| BUILDING | 190,500 | 162,500 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **610,000** | **543,800** |

## DETACHED

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

PHOTO 05/22/2023




## 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 | 8/24/2021 | JD |
|---|---|---|
| LIST | 8/24/2021 | EST |
| REVIEW | 6/29/2023 | MR |

BLDG COMMENTS

MLS

| YEAR BLT | 1958 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,006 | DETAIL ADJ | 0.867 |
| $NLA(RCN) | $296 | 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 | 0 | 1.00 |
| TOT FIXTURES | 3 | $2,081 |
| # 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 |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,006 | | 47.07 | 47,350 |
| A | BAS | L | BASE AREA | 1,006 | 1958 | 206.52 | 207,762 |
| B | AGR | N | ATT GARAGE | 418 | | 46.26 | 19,337 |
| C | WDK | N | WOOD DECK | 200 | | 38.40 | 7,680 |
| D | OPA | N | OPEN PORCH | 120 | | 51.50 | 6,180 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 |

| TOTAL RCN | 297,671 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1968 / 54 | |
|---|---|---|
| COND | 36 | 36 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 36 | % GD 64 |
| RCNLD | | $190,500 |