

Key: 5775

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.501

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
O'CONNOR BRIAN & BETHANY 59 VINAL AV SCITUATE, MA 02066				50-9-13-0				59 VINAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'CONNOR BRIAN & BETHANY				04/10/2019	U	450,000	50988-191				
HANSELL VIRGINIA				01/01/1956	QS		2524-231				

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	%
19-315	05/06/2019	3	ALTERATIONS	30,000	08/20/2019	JD	100	100
06-721	11/21/2006	3	ALTERATIONS	25,000	07/31/2007	SJ	100	100
		3	ALTERATIONS				100	100
		7	OTHERS				100	100

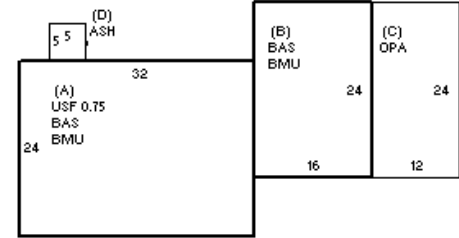
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,534	HBR 1.00	100	1.00	100	1.00	506,000	3.13	100	1.00	R04 1.15	418,700

TOTAL	11,534 SF	ZONING		FRNT	153	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	418,700	380,600		
Inf1	FACTOR 100		BUILDING	383,000	340,700			
Inf2	PHY 100		DETACHED	300	300			
			OTHER	0	0			
			TOTAL	802,000	721,600			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	70 0.30 8X8		64	17.03	300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/20/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/20/2019	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	3/22/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

I L D I N G

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	478,702				
NET AREA	1,728	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,152		45.38	52,282	CONDITION ELEM	CD				
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,152	1955	232.73	268,109	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1955	211.65	121,908	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	288		51.50	14,832	KITCHEN	V				
				FLOOR COVER	14	COMB	1.00	D	ASH	N	ATT SHED	25		22.36	559	BATHS	A				
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	HEAT	U				
				HEATING/COOLING	2	HOT WATER	1.02		FPL	O	FIREPLACE	1		7,813.00	7,813	ELECT	U				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2002 / 20		
																		COND	18 18 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	20	% GD	80
																		RCNLD	\$383,000		