Key: 5776

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,502

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WELDON PETER D &	50-9-14-0	65 VINAL AV
DOHERTY JOANNE M		
65 VINAL AV		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WELDON PETER D &	02/28/2014	QS	335,000	44113-26
GRAHAM KATHLEEN P TR	09/06/2013	F	100	43578-114
GRAHAM KATHLEEN P	11/09/1993	A	1	12371-210

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	%
22-0304	03/22/2022	3	ALTERATIONS	52,480	07/25/2022	JD	100	100
90-12	01/17/1990	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	11,173	HBR 1.00	100 1.00	100 1.00	506,000	3.22	100 1.00	R04 1.15			417,940

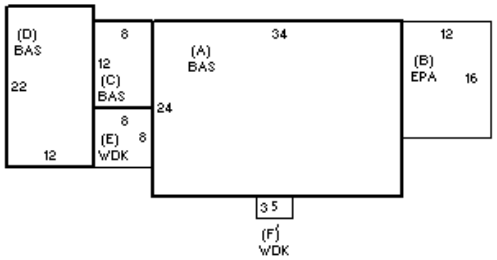
TOTAL	11,173 SF	ZONING		FRNT	145
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	417,900	380,000
BUILDING	195,600	174,000
DETACHED	1,500	1,400
OTHER	0	0
TOTAL	**615,000**	**555,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	14X12		168	12.75	1,500

PHOTO 07/25/2022



BLDG COMMENTS

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	7/25/2022	JD
LIST	7/25/2022	EST
REVIEW	3/22/2011	ER

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,176	DETAIL ADJ	0.875
$NLA(RCN)	$225	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,100
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT 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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	912	1954	199.02	181,508
B	EPA	N	ENCLOSED PORCH	192		90.20	17,318
D	BAS	L	BASE AREA	264	2022	199.02	52,542
+	WDK	N	WOOD DECK	79		38.41	3,034
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN 264,315

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1984 / 38

COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74

RCNLD $195,600