

Key: 5801

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.527

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VAN LEAR NICHOLAS & DEANNA BUCCIARELLI 44 VINAL AV SCITUATE, MA 02066				50-10-17-0				44 VINAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VAN LEAR NICHOLAS & NAYLOR COOPER R & KAREN W				03/30/2018	O	565,000	49648-214				
HARRIGAN PAUL JR &				05/30/2008	QS	380,000	36027-083				
				03/25/2003	F	100	24579-350				

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	%
92-643	08/01/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,112	HBR 1.00	100	1.00	506,000	3.54	100	1.00	R04	1.15	415,620

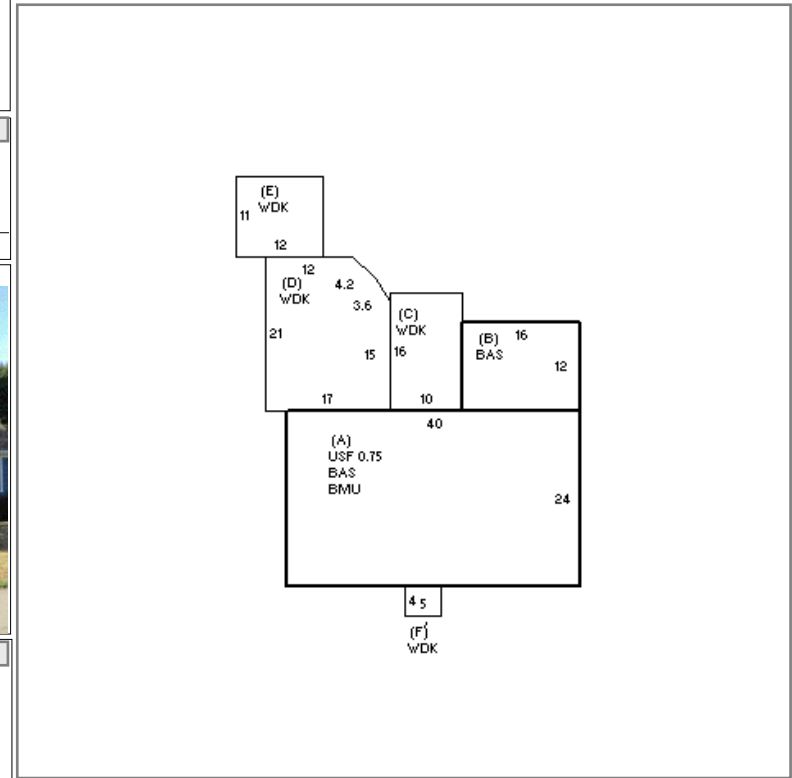
TOTAL	10,106 SF	ZONING	FRNT	134	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	415,600	377,800		
Inf1	FACTOR 100		BUILDING	492,300	437,900		
Inf2	PHY 100		DETACHED	16,800	16,000		
			OTHER	0	0		
			TOTAL	924,700	831,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 21X21	1992	441	47.74	16,800



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

BLDG COMMENTS



YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,872	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		52.47	50,370
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	720	1954	229.02	164,898
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,152	1954	251.84	290,124
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	656		42.24	27,709
				FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 1OP	1		8,009.10	8,009	
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	547,034
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$492,300