

Key: 5802

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.528

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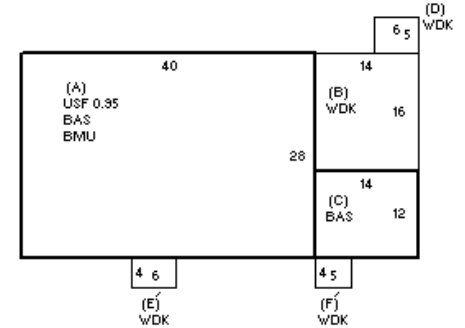
CURRENT OWNER				PARCEL ID				LOCATION			
BLAYLOCK KYLE & PHILLIPS KARI A 40 VINAL AV SCITUATE, MA 02066				50-10-18-0				40 VINAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLAYLOCK KYLE & RIVERMOOR DEVELOPMENT LLC				09/02/2020	QS	765,000	53366-50				
GOTTER KRISTEN & STEPHEN				03/26/2020	O	449,000	52526-111				
				04/03/2018	F	10	49659-321				

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	%
20-287	05/28/2020	2	ADDITIONS	185,500	07/23/2020	JD	100	70
20-287	05/28/2020	2	ADDITIONS	185,500	03/22/2021	JD	100	100
09-352	11/30/2009	3	ALTERATIONS	18,100	08/25/2010	SJ	100	100
00-576	11/28/2000	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,845	HBR 1.00	100	1.00	100	1.00	506,000	3.31	100	1.00	R04 1.15	417,240

TOTAL	10,846 SF	ZONING	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	417,200	379,300		
Inf1	FACTOR 100		BUILDING	628,600	559,600		
Inf2	PHY 100		DETACHED	16,600	15,900		
			OTHER	0	0		
			TOTAL	1,062,400	954,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90 22X12	1956	264	65.70	15,600
SHF	A	1.00	40 0.60 12X10		120	13.93	1,000



BUILDING	CD	ADJ	DESC	MEASURE	7/23/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/23/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/22/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	698,466		
NET AREA	2,352	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,120		54.86	61,448	CONDITION ELEM	CD		
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,064	1956	242.39	257,904	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	298		46.08	13,732	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,288	1956	266.54	343,306	KITCHEN	V		
				FLOOR COVER	14	COMB	1.00		FPL	O	FIREPLACE	1		9,375.60	9,376	BATHS	V		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		1,824.00	1,824	HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2012 / 10
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	10 % GD 90
																		RCNLD	\$628,600