

Key: 5803

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.529

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RADLEY JOHN D TR 36 VINAL AV SCITUATE, MA 02066				50-10-19-0				36 VINAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RADLEY JOHN D TR				06/13/2017	F	1	48536-312				
RADLEY JOHN D & MARY M				12/01/1989	Q	210,000	9487-107				
GRIFFIN GEORGE J JR				11/25/1985	QS	220,000	6440-140				

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 %
13-019	03/11/2013	3	ALTERATIONS	6,000	08/12/2013	SJ	100 100
08-007	01/02/2008	3	ALTERATIONS	79,000	07/30/2008	SJ	100 100
95-198	04/19/1995	3	ALTERATIONS				100 100
94-522	10/21/1994	3	ALTERATIONS				100 100

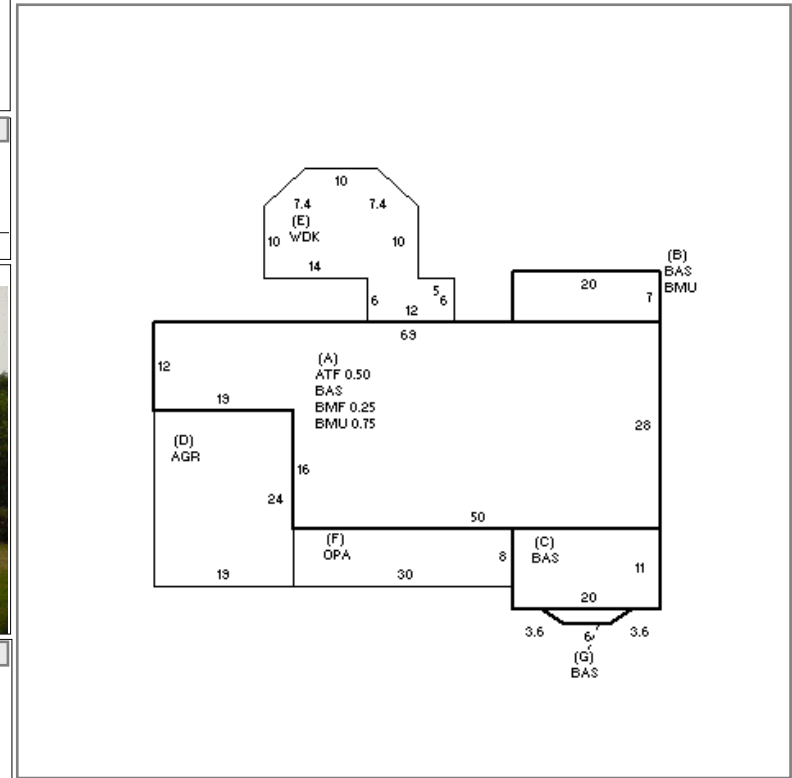
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,223	HBR 1.00	100 1.00	100 1.00	506,000	2.41	100 1.00	R04	1.15		425,970

TOTAL	15,223 SF	ZONING	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	426,000	387,300		
Inf1	FACTOR 100		BUILDING	570,800	514,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			TOTAL	996,800	901,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/20/2015	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%]			



YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	2,820	DETAIL ADJ	1.144
\$NLA(RCN)	\$270	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$6,040	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,361		45.43	61,830
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	407		63.78	25,957
ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	814	1953	155.11	126,261
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,988	1953	240.07	477,259
FLOOR COVER	14	COMB	1.00	D	AGR	N	ATT GARAGE	456		49.67	22,651
INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	360		42.24	15,206
HEATING/COOLING	11	HW/COOL AIR	1.04	F	OPA	N	OPEN PORCH	240		56.65	13,596
FUEL SOURCE	99	N/A	1.00	G	BAS	L	BASE AREA	18	2008	240.04	4,321
					F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	761,131
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$570,800