

Key: 5805

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.531

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |  | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| PAULIN RUSSELL E & NILAND DOROTHY L<br>24 VINAL AV<br>SCITUATE, MA 02066 |  |  |  | 50-10-22-0 |    |            |  | 24 VINAL AV  |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert) |  |  |  |
| PAULIN RUSSELL E & MCCOOL ETHEL M TRUSTEE                                |  |  |  | 08/21/2015 | QS | 460,000    |  | 45949-333    |  |  |  |
| MCCOOL ETHEL   |  |  |  | 11/20/2001 | F  | 20942-149  |  | 2810-379     |  |  |  |
| MCCOOL ETHEL   |  |  |  | 01/01/1961 | XX |            |  |              |  |  |  |

| 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    | %   |
| 15-791 | 11/18/2015 | 2             | ADDITIONS | 144,696 | 07/26/2016 | SJ | 100    | 95  |
| 15-791 | 11/18/2015 | 2             | ADDITIONS | 144,696 | 08/07/2017 | SJ | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Ngh      | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|----------|------|------|----------|------|------|-----|-----|------------|-----------|
| 100 | S | 19,687   | HBR 1.00 | 100  | 1.00 | 100      | 1.00 |      |     | R04 | 1.15       | 433,870   |

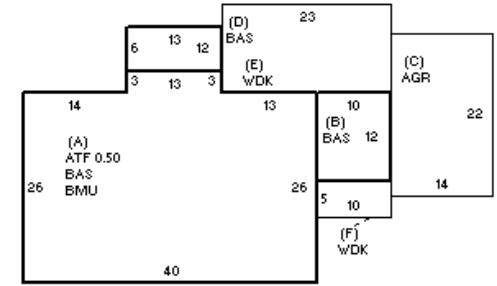
|       |            |        |          |         |          |         |          |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 19,689 SF  | ZONING | FRNT     | 112     | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | HARBOR     | NOTE   | LAND     | 433,900 | 394,400  |         |          |
| Inf1  | FACTOR 100 |        | BUILDING | 386,200 | 347,700  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 2,300   | 2,200    |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 822,400 | 744,300  |         |          |

DETAILED

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | G    | 1.20 | 10 0.90  | 2016 | 168   | 15.30     | 2,300 |

PHOTO 09/26/2003

SEP 26 2003



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/1/2009  | PL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 9/1/2009  | EST |
| 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

LAND

| YEAR BLT     | 1955  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 465,274    |  |
|--------------|-------|------------|---------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|--|
| NET AREA     | 1,817 | DETAIL ADJ | 1.122   | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | BMU | N | BSMT UNFINISHED | 1,079 |      | 46.18     | 49,832  | CONDITION ELEM | CD         |  |
| \$NLA(RCN)   | \$256 | OVERALL    | 1.000   | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A   | ATF | L | ATTIC FINISH    | 540   | 1955 | 148.84    | 80,375  | EXTERIOR       |            |  |
|              |       |            |         | ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | BAS | L | BASE AREA       | 1,199 | 1955 | 230.37    | 276,211 | INTERIOR       |            |  |
|              |       |            |         | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | C   | AGR | N | ATT GARAGE      | 308   |      | 50.98     | 15,702  | KITCHEN        |            |  |
|              |       |            |         | FLOOR COVER     | 14 | COMB           | 1.00 | D   | BAS | L | BASE AREA       | 78    | 2016 | 230.37    | 17,969  | BATHS          |            |  |
|              |       |            |         | INT FINISH      | 1  | PLASTER        | 1.00 | +   | WDK | N | WOOD DECK       | 326   |      | 38.40     | 12,518  | HEAT           |            |  |
|              |       |            |         | HEATING/COOLING | 2  | HOT WATER      | 1.02 | F11 | O   | O | FPL 1S 10P      | 1     |      | 7,281.00  | 7,281   | ELECT          |            |  |
|              |       |            |         | FUEL SOURCE     | 1  | OIL            | 1.00 |     |     |   |                 |       |      |           |         |                |            |  |
| CAPACITY     |       | UNITS      | ADJ     |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |  |
| STORIES      |       | 1.5        | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |  |
| ROOMS        |       | 7          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |  |
| BEDROOMS     |       | 3          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |  |
| BATHROOMS    |       | 2          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |  |
| # 1/2 BATHS  |       | 0          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |  |
| TOT FIXTURES |       | 6          | \$5,386 |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |  |
| # UNITS      |       | 1          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |            |  |
|              |       |            |         |                 |    |                |      |     |     |   |                 |       |      |           |         | EFF.YR/AGE     | 2005 / 17  |  |
|              |       |            |         |                 |    |                |      |     |     |   |                 |       |      |           |         | COND           | 17 17 %    |  |
|              |       |            |         |                 |    |                |      |     |     |   |                 |       |      |           |         | FUNC           | 0          |  |
|              |       |            |         |                 |    |                |      |     |     |   |                 |       |      |           |         | ECON           | 0          |  |
|              |       |            |         |                 |    |                |      |     |     |   |                 |       |      |           |         | DEPR           | 17 % GD 83 |  |
|              |       |            |         |                 |    |                |      |     |     |   |                 |       |      |           |         | RCNLD          | \$386,200  |  |