

Key: 5809

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.534

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MEHEGAN PETER & JULIANNE TR 16 VINAL AV SCITUATE, MA 02066				50-10-24-0				16 VINAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MEHEGAN PETER & JULIANNE				11/03/2017	F	100		49136-185			
MEHEGAN PETER & JULIANNE				09/27/1979	QS			4728-420			
SCOTT RITA J AND N E MERC				01/01/1977	XX			4148-616			

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	%
11-294	06/01/2011	3	ALTERATIONS	13,300	08/09/2012	SJ	100	100
06-102	03/07/2006	3	ALTERATIONS				100	100
95-313	06/01/1995	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,719	HBR 1.00	100	1.00	100	1.00	660,000	1.99	100	1.00	563,750

TOTAL	18,719 SF	ZONING	FRNT	108	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	563,800	478,300		
Inf1	FACTOR 100		BUILDING	466,600	420,600		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
		TOTAL		1,031,600	900,000		

DETAILED

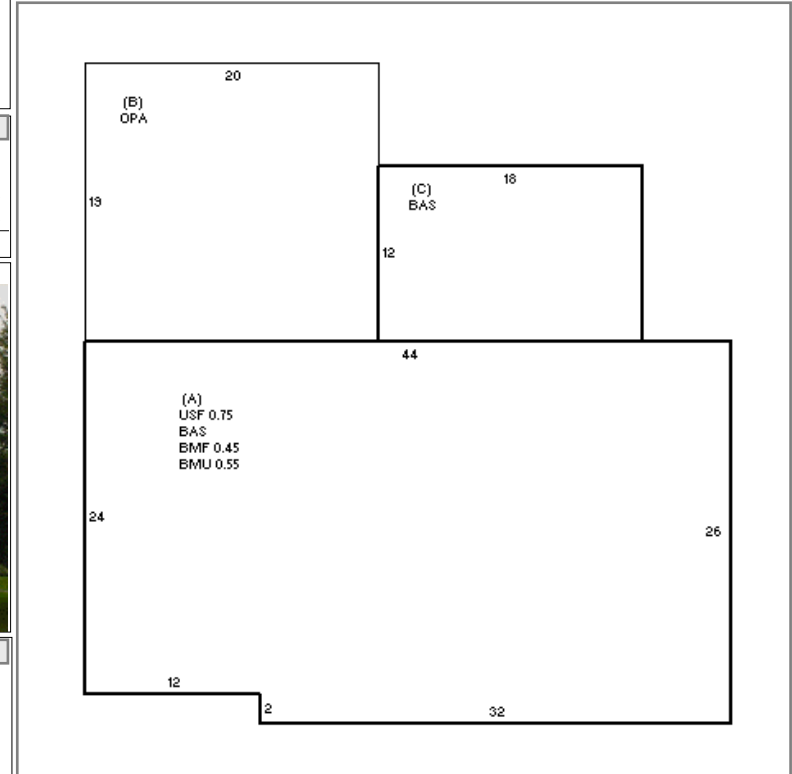
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		100	14.74	1,200



BLDG COMMENTS

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	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	622,144	
NET AREA	2,176	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	616		50.29	30,980	CONDITION ELEM	CD	
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	504		70.60	35,583	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	840	1960	222.87	187,213	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	380		56.65	21,527	KITCHEN		
				FLOOR COVER	34	COMB	1.00	+	BAS	L	BASE AREA	1,336	1960	245.08	327,426	BATHS		
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480	HEAT		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,009.10	8,009	ELECT			
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.75	1.00															
ROOMS		9	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$5,925															
# UNITS		1	1.00															
EFF.YR/AGE 1990 / 32																		
COND 25 25 %																		
FUNC 0																		
ECON 0																		
DEPR 25 % GD 75																		
RCNLD \$466,600																		