

Key: 5811

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.536

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HARBOR METHODIST CHURCH 14 VINAL AVENUE SCITUATE, MA 02066				50-10-25-0				14 VINAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HARBOR METHODIST CHURCH				01/01/1963	QS	2935-468					
ZSCHAU WILLIAM H & WINIFR				01/01/1959	XX	2675-293					
DUGGAN THOMAS G & ANNA E				01/01/1954	XX	2282-95					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9610	100	RECTORY/PARSONAGE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALTERATIONS				100	100

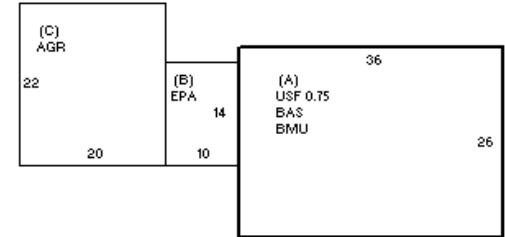
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	18,399	HBR 1.00	100	1.00	100	1.00	660,000	2.02	100	1.00	WV3 1.50	563,040

DETAILED

TOTAL	18,399 SF	ZONING		FRNT	94	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	563,000	477,700			
Infl1	FACTOR 100		BUILDING	324,500	288,600			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>				<b>887,500</b>	<b>766,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/27/2018	TCK
MODEL	1		RESIDENTIAL	LIST	9/27/2018	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	10/10/2018	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS HARBOR METHODIST CHURCH		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,638	DETAIL ADJ	1.122
\$NLA(RCN)	\$310	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		0	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$4,937
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		52.89	49,501
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	936	1953	258.87	242,301
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1953	235.41	165,260
ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	140		99.22	13,891
FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	440		50.16	22,070
INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	507,023
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$324,500